



## 71 BALLYLINTAGH ROAD, ANAHILT, ROYAL HILLSBOROUGH, BT26 6QQ

- An Exceptionally Well Presented Detached Bungalow Occupying A Spacious Setting Extending To Approximately 1.5 Acres Within This Semi Rural Location Convenient To Royal Hillsborough
- Entrance Porch With Glazed Double Entrance Doors And Tiled Floor
- Entrance Hall With Glazed Entrance Door And Tiled Floor Plus Large Storage Cupboard With Light
- Lounge With Tiled Fireplace With Open Fire
- Family Room With Tiled Fireplace With Open Fire Plus Laminate Floor
- Kitchen/Dining Area With Integrated Appliances
- Three Double Bedrooms (One With Built In Robes With Fitted Interior / One With Built In Storage Cupboard)

**PRICE: OFFERS IN THE REGION OF £325,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D59**

**REF: DL040226SR**



- Bathroom With White Suite Including Shower Cubicle And Freestanding Bath Tub
- Part Floored Roofspace With Slingsby Style Ladder
- Spacious Front And Side Garden Laid In Lawn Plus Driveway With Gated Entrance / Rear Paved Patio Area With Extensive Raised Rear Garden Laid In Lawn Plus Raised Parking Area
- Large Paddock Area To Rear
- External Utility Room
- Double Garage With Two Up And Over Doors
- Oil Fired Central Heating System With Firebird Condensing Type Oil Fired Boiler

- PVC Double Glazed Windows / Property Recently Fully Rewired

## **ACCOMMODATION**

Measurements are approximate

### **ENTRANCE PORCH:**

Glazed double entrance doors. Tiled floor.

### **ENTRANCE HALL:**

Glazed entrance door with glazed side panel. Tiled floor. Large storage cupboard with light. Double glazed door to driveway. Access to roofspace.



### **LOUNGE:**

**12' 11" x 12' 10" (3.93m x 3.92m)**

Measurements taken to widest points. Tiled fireplace with open fire.

### **FAMILY ROOM:**

**12' 11" x 12' 10" (3.94m x 3.92m)**

Measurements taken to widest points. Tiled fireplace with open fire. Laminate floor.

### **KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:**

**12' 10" x 11' 11" (3.92m x 3.63m)**

Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated oven. Integrated hob. Integrated microwave. Space for fridge/freezer. Plumbed for dishwasher. Extractor unit. Bowl and a half single drainer ceramic sink unit with swan neck mixer tap. Part tiled walls. Laminate floor. Recessed spotlights.



### **BEDROOM (1):**

**13' 6" x 10' 10" (4.12m x 3.30m)**

Measurements to include built in robes with fitted interior.



### **BEDROOM (2):**

**11' 11" x 9' 3" (3.63m x 2.81m)**

### **BEDROOM (3):**

**10' 10" x 9' 3" (3.31m x 2.81m)**

Built in storage cupboard.



### **BATHROOM:**

White suite. Shower cubicle with Mira Decor electric shower. Freestanding bath tub with centre mount mixer tap and shower attachment. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Part tiled walls. Terrazzo tiled floor. Recessed spotlights. Wall mounted LED backlit mirror.



### **ROOFSPACE:**

Slingsby style ladder. Part floored. Light.

### **OUTSIDE**

Spacious front and side garden laid in lawn with mature trees and shrubbery. Concrete area to entrance door. Driveway with gated entrance. Rear paved patio area. Extensive raised rear garden laid in lawn. Outside tap and light. PVC oil storage tank. Raised parking area. Garden shed. Large paddock area to rear accessed via gate from the rear garden.



### **EXTERNAL UTILITY ROOM:**

**8' 8" x 6' 3" (2.64m x 1.91m)**

High and low level units. Granite effect round edge work surface. Stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Firebird condensing type oil fired boiler. Laminated tiled floor.

### **DOUBLE GARAGE:**

**21' 4" x 15' 3" (6.49m x 4.64m)**

Two up and over doors. Light and power. Work bench.



## TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

For period April 2025 to March 2026 £1,501.17

## DIRECTIONS

From Ballynahinch Road turn onto Magheraconluce Road. Turn right onto Ballylintagh Road. Number 71 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



71 Ballylintagh Road



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		

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