



NICHOLAS
RESIDENTIAL



18 Ballynahinch Road Saintfield BT24 7AE Offers over £365,000

A fantastic chain free detached bungalow ideally located in the heart of Saintfield, beautifully presented and offering spacious, flexible accommodation with wonderful gardens to the front and rear.

Saintfield perfectly balances village charm with everyday convenience. Despite its quaint feel, it offers everything you could need — from highly regarded local schools to independent shops, cafés and community events that bring residents together throughout the year. Its strong sense of community and welcoming atmosphere make it one of the province's most desirable village locations.

The welcoming entrance hall, finished with solid wood flooring, sets the tone for the warmth found throughout the home. The spacious living room also benefits from solid wood flooring and features a charming fireplace with open fire, creating a cosy focal point. The kitchen offers an excellent range of high and low level units, providing generous storage and workspace, and leads into a superb sun room/dining area overlooking the landscaped rear garden — a bright and relaxing space to enjoy garden views all year round.

The master bedroom includes wooden flooring and an en-suite shower room. Three further well-proportioned bedrooms are served by a shower room fitted with a white three-piece suite. Additional benefits include gas fired central heating, double glazing throughout & large attic area for storage.

Externally, double wooden gates open onto a spacious tarmac driveway providing excellent off-street parking and access to a detached garage. The front garden is laid in lawn and bordered by mature shrubs.

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Fantastic chain-free detached bungalow in the heart of Saintfield
- Beautifully presented with spacious and flexible accommodation
- Welcoming entrance hall and living room with solid wood flooring & feature open fireplace
- Kitchen with an excellent range of high and low level units
- Bright sun room/dining area overlooking the landscaped rear garden
- Master bedroom with en-suite shower room
- Three further well-proportioned bedrooms and modern white three-piece shower room
- Gas fired central heating, double glazing & large attic storage area
- Enclosed front and rear gardens, south-easterly aspect, patio & detached garage
- Prime village location within walking distance of schools, shops, cafés & amenities



Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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