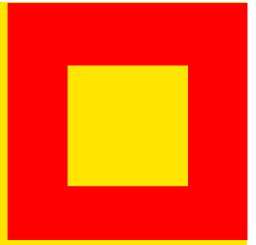


Bill McKelvey



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Estate Agent
Auctioneer
Property Consultant

FOR SALE

41 Ballynahinch Road
Saintfield



An elegant country residence set on $\frac{3}{4}$ of an acre. Situated in a rural setting half a mile from the village amenities and excellent transport links to schools in Belfast and Downpatrick.

- 4 Bedrooms 1 with en suite
- 2 Reception rooms with fireplaces & French doors
 - Oil fired central heating
 - Double glazed wooden sash windows
 - Possibility of extending into roof space
- 2 Acre paddock available by separate negotiation

T: 028 9751 9996

ACCOMMODATION

DINING HALL

5.59m (18'4) x 4.32m (14'2)

Approached through raised and fielded panel door with fan light over and matching side lights.

Pitch pine polished floor.

Corniced ceiling.

DRAWING ROOM

6.07m (19'11) x 4.32m (14'2)

Embossed cast iron fireplace with matching fire box on slate hearth; white marble chimney piece with matching mantle.

Polished pitch pine tongue and groove floor

Corniced ceiling.

Glazed double doors to patio.

TV aerial jack point.

SITTING ROOM

4.17m (13'8) x 4.06m (13'4)

Embossed cast iron fireplace with matching firebox and canopy; botanical tiled panels and slate tiled hearth.

Range of built-in bookshelves

Polished pitch pine tongue and groove floor

Corniced ceiling.

Glazed double doors to patio.

KITCHEN

4.85m (15'11) x 4.06m (13'4)

Customised range of pitch pine eye and floor level cupboards and drawers; matching larder unit with double doors and nest of floor level drawers and range of glazed high level display cupboards.

Polished black marble work tops.

Glazed Belfast sink with antiqued brass mixer taps.





Blue double oven oil fired 'Aga' in tiled recess with pitch pine mantle over.
Integrated fridge.
Plumbed and space for dishwasher.
Terracotta tiled floor.
Corniced ceiling with 12 volt spot lighting.
Telephone jack point and TV aerial connection.

LAUNDRY ROOM

4.06m (13'4) x 2.03m (6'8)

Single drainer stainless steel sink unit with mixer taps.
Range of painted finish eye and floor level cupboards and drawers.
Space for fridge and freezer.
'Trianzo Euro Trader' oil fired boiler.
Quarry tiled floor.
Part tiled walls.
Corniced ceiling.
Pulley line.
Plumbed and space for washing machine.



INNER HALL

1.73m (5'8) x 1.47m (4'10)

Walk-in linen cupboard - fully shelved.
Radiator.





PRINCIPAL BATHROOM

4.06m (13'4) x 2.72m (8'11)

White suite comprising roll top bath on ball and claw feet.

Pedestal wash hand basin with brass taps; low flush wc with pine seat and brass fittings.

Tiled floor and 1/2 tiled walls.

Shaver socket.

Corniced ceiling.

Extractor fan.



BEDROOM 4

3.1m (10'2) x 2.36m (7'9)

2 Double built-in wardrobes.

Corniced ceiling.

BEDROOM 3

3.1m (10'2) x 2.87m (9'5)

Corniced ceiling.

BEDROOM 2

4.29m (14'1) x 3.43m (11'3)

Corniced ceiling.



MASTER BEDROOM

4.67m (15'4) x 4.06m (13'4)

Corniced ceiling.

TV aerial point and telephone jack point.



EN SUITE SHOWER ROOM

2.49m (8'2) x 1.7m (5'7)

White suite comprising tiled shower cubicle with 'Mira' thermostatically controlled power shower; sliding shower doors and side panels; pedestal wash hand basin; close coupled wc.

Tiled floor and 1/2 tiled walls.

Corniced ceiling.

Extractor fan.

Shaver socket.



ROOF SPACE

10.72m (35'2) x 4.42m (14'6)

Spacious roof space with maximum head height of 7'6".

Partially floored.

Light point.

Approached via slingsby ladder.

OUTSIDE

Sweeping gravelled drive to decorative gravel turning circle to front and ample parking to rear.

GARDENS

Spacious grounds laid out in rolling lawns, landscaped with beds of ornamental and flowering shrubs, spring flowering bulbs and herbaceous plants. A selection of native trees have been strategically planted to provide privacy and a pleasing back drop to the residence.

NOTE

A paddock of about 2 acres extending to the front of the residence may be available by separate negotiation.



Price: Offers in the region of £325,000

Rateable Capital: £215,000 (From lpsni.gov.uk)

Rates payable per annum: Approximately £1,630

Tenure: Leasehold (ground rent 5p per annum).

Viewing: Strictly by appointment through this office.

Directions: Coming into Saintfield on the A7 from Belfast at the crossroads turn right onto Main Street. At the roundabout take the first exit onto Ballynahinch Road. Go along for ½ mile and the house is on the right.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary. The asking price excludes carpet, curtains and blinds).