

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

82 Cahard Road
Ballynahinch



A substantial detached property in need of some modernisation and benefiting from a range of outbuildings and over ten acres of good agricultural land.

- **5 Bedrooms 1 with en suite**
 - **3 Reception rooms**
 - **Oil fired central heating**
- **Stables, outbuildings and yard**
- **10 ½ acres of agricultural land**

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ACCOMMODATION

Drawing room

15'7 x 22'4 / 4.8 x 6.8m

Tongue and groove panelled ceiling and feature wall.

Stone fireplace.

Two double panel radiators.

Wood effect laminate flooring.

Wired for wall lights.

Reception hall

Open tread staircase to first floor.

Tongue and groove panelled ceiling and walls.

Double panel radiator.

Bar

10'11 x 15'1 / 3.3 x 4.6m

Double panel radiator.

Front door.

Lounge

14'8 x 21'1 / 4.5 x 6.4m

Tongue and groove panelled ceiling and feature wall.

Brick fire place.

Two double panel radiators.

Kitchen

16'4 x 14'1 / 5 x 4.3m

Range of high and low level units.

Stainless steel single drainer sink unit with mixer tap.

Part tiled walls.

Wood effect laminate flooring.

Extractor fan.

Double panel radiator.

Inner hall

Laminate flooring.

Utility room

Range of high and low level units.

Stainless steel single drainer sink unit with mixer tap.

Tiled walls.

Wood effect laminate flooring.

Plumbed for washing machine.

Rear entrance hall

10'3 x 11'3 / 3.1 x 3.4m

Tiled floor.

Wooden exterior door.

Dual aspect windows.

Tongue and groove wood panelled ceiling with spot lights.

Rear porch

14'11 x 6'6 / 4.5 x 2m

Tongue and groove panelled ceiling and walls.

Tiled floor.

Bathroom

White suite comprising bath, pedestal wash hand basin, WC and bidet.

Extractor fan.

Hot press with copper tank.

Single panel radiator.

Inner hall

Single panel radiator.

Wired for wall lights.

Long hall

Wired for wall lights.

Two single panel radiators.

Bedroom 4

9'9 x 10'11 / 3 x 3.3m min.

Double panel radiator.

Wash hand basin.





Wired for wall light.
Integral wardrobes.

Bedroom 3

10'2 x 11'1 / 3.1 x 3.4m min.
Double panel radiator.
Wash hand basin.
Wired for wall light.
Integral wardrobes.

Bedroom 2

12'10 x 10'11 / 3.9 x 3.3m
Double panel radiator.
Wash hand basin.
Wired for wall light.

Bedroom 1

14'5 x 12'1 / 4.4 x 3.7m
Wood effect laminate flooring.
Double panel and 1 single panel radiator.
Vanity wash hand basin.
Dual aspect windows.
Corniced ceiling.

Dressing room

Range of built in wardrobes and drawers.
Single panel radiator.
Wood effect laminate flooring.

En suite

Corner shower cubicle with Aqualisa shower.
Pedestal wash hand basin and WC.
Fully tiled walls and floor.
Single panel radiator.

First floor

Tongue and groove panelled ceiling and walls.
Single panel radiator.
Access to fire escape.

Bedroom 5

20'1 x 12'1 / 6.1 x 3.7m
Single panel radiator.

Bathroom

Caramel colour suite comprising corner bath, WC and vanity sink unit with cupboards below.
Single panel radiator.
Tiled walls.

Floored loft storage room

Exterior

Sweeping tarmac driveway leading to the front of the property and to a tarmac yard to the rear.
Raised patio to the front with beautiful views over the rolling country side.
Front garden laid out in lawn.
PVC oil tank.
Outside taps.
Boiler house.
Log shed.

Stable block

Sliding door.
3 stables.
Tack room, store.
WC.

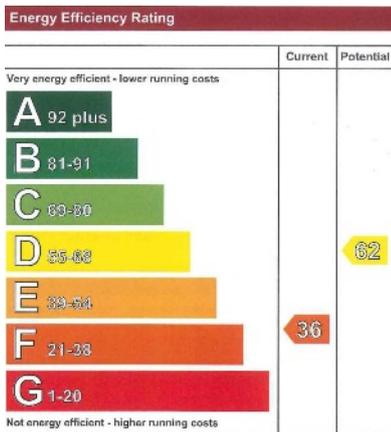
Stable block 2

3 loose boxes.

Hay shed

2 smaller sheds
Yard and menage.
10 ½ acres of good agricultural land.





Price: Offers in the region of £425,000.

Rateable Capital: £370,000.00 (From Ipsni.gov.uk)

Rates payable per annum: Approximately £3,200.

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment with agent.

Directions: From the centre of Saintfield take Downpatrick Street which becomes Listooder Road. Go along for one mile and turn tight into Cahard Road. After one mile the house is on the right. From Ballynahinch take Crossgar Road for three miles and turn left onto Cahard Road. Go along for one and a half miles and the house is on the left.

(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).