



98 MAGHERATIMPANY ROAD, BALLYNAHINCH, BT24 8PA



- An Exceptionally Well Presented Detached Country Residence Occupying A Spacious Setting Of Approximately 0.3 Acres Within This Popular Semi Rural Location Convenient To Ballynahinch And Spa Primary School With An Easy Commute To Both Belfast And Lisburn
- Well Appointed Family Accommodation Extending To Approximately 2,769 Square Feet To Include Double Garage
- Spacious Reception Hall With Double Glazed And Panelled Entrance Door And Solid Wood Floor / Cloakroom With Low Flush Suite
- Lounge With Multi Fuel Burning Stove On Slate Tiled Hearth / Separate Family Room
- Kitchen/Dining/Living Area With Integrated Dishwasher / Utility Room With Pantry Area
- Conservatory With PVC Double Glazed French Doors To Rear Patio Area And Garden
- Spacious Gallery Landing With Study Area

PRICE: OFFERS IN THE REGION OF £399,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D64

REF: DL260723SR

- Four Double Bedrooms (Two With Luxury Shower Room En Suite)
- Newly Fitted Luxury Bathroom With White Suite Including Free Standing Bath Tub And Shower Enclosure With Thermostatic Shower
- Spacious Front Garden Laid In Lawn With Tarmac Driveway And Pavior Brickset Parking Area / Newly Landscaped Rear Paved Patio Area With South Westerly Facing Tiered Garden Laid In Gravel And With Integrated Lighting / Detached Double Garage With Two Roller Shutter Doors And External Security Lights At Both Ends
- Oil Fired Central Heating System With Recently Installed Firebird Boiler / Newly Fitted High Pressure Water System / PVC Double Glazed Windows / Access To Fibre Broadband

ACCOMMODATION Measurements are approximate.
OPEN PORCH AREA

SPACIOUS RECEPTION HALL: Double glazed and panelled entrance door with double glazed side panels. Solid wood floor. Double doors through to lounge.



CLOAKROOM: Low flush suite. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.

LOUNGE: 15' 11" x 13' 10" (4.86m x 4.22m)
Multi fuel burning stove on slate tiled hearth.



FAMILY ROOM: 14' 8" x 12' 8" (4.47m x 3.87m)

KITCHEN/DINING/LIVING AREA: 27' 8" x 14' 3" (8.43m x 4.35m)

Measurements taken to widest points. Range of high and low level units. Granite worktops. Space for oven and hob. Concealed extractor unit. Double granite drainer stainless steel sink unit with mixer tap. Integrated dishwasher. Recessed spotlights. Laminated timber floor. Double doors through to conservatory.



UTILITY ROOM: 10' 7" x 9' 3" (3.23m x 2.82m)

Low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Space for fridge freezer. Pantry area with built in shelving. Tiled floor. Double glazed and panelled door to rear patio area and garden.



CONSERVATORY: 15' 9" x 12' 10" (4.79m x 3.91m)

PVC double glazed French doors to rear patio area and garden.



FIRST FLOOR

SPACIOUS GALLERY LANDING: Study area. Velux roof window. Hotpress with newly fitted slimline high pressure water system. Access to roofspace.

BEDROOM (1): 13' 5" x 12' 9" (4.08m x 3.89m)

Measurements taken to widest points and into sloping ceilings.

NEWLY FITTED LUXURY SHOWER ROOM EN SUITE:

High end Lethbridge white suite. Shower cubicle with Triton electric shower and bi-folding door. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls with Italian tiles. Wood effect tiled floor.

BEDROOM (2): 13' 10" x 11' 0" (4.22m x 3.36m)

Walk in wardrobe.

NEWLY FITTED LUXURY SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower and drencher head. Bi-folding door. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Part tiled walls. Wood effect tiled floor.

BEDROOM (3): 13' 10" x 13' 1" (4.22m x 3.98m)

Measurements taken into sloping ceilings.

BEDROOM (4): 12' 9" x 10' 8" (3.89m x 3.26m)

NEWLY FITTED LUXURY BATHROOM: White suite. Shower enclosure with thermostatic shower and drencher head. Free standing bath tub with mixer tap and shower attachment. Large vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Chrome finish towel rail with radiator. Recessed spotlights. Part tiled walls. Wood effect tiled floor.

OUTSIDE

Spacious front garden laid in lawn with tarmac driveway. Pavior brickset parking area. Gated entrance. Newly landscaped rear paved patio area with tiered garden laid in gravel and with integrated lighting. Upper tier laid in bark with gravelset path to pavior brickset patio area. Recently constructed high quality fencing to the rear of the garden. Outside tap and sensor security lights. External power sockets. Private South Westerly facing aspect to rear. Recently installed Firebird oil fired boiler. Newly fitted PVC oil storage tank.

DOUBLE GARAGE: 19' 0" x 18' 3" (5.79m x 5.57m)

Two roller shutter doors. Light and power. PVC double glazed entrance door.



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 2023 to March 2024 £2,264.54

DIRECTIONS:

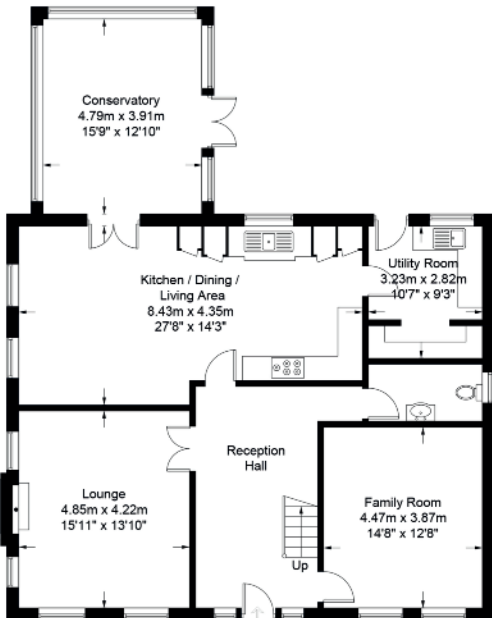
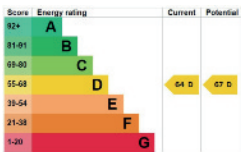
From A24/Drumaness Road turn onto Ballymaglave Road. Turn left onto Magheratimpany Road. Number 98 is on the right.

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

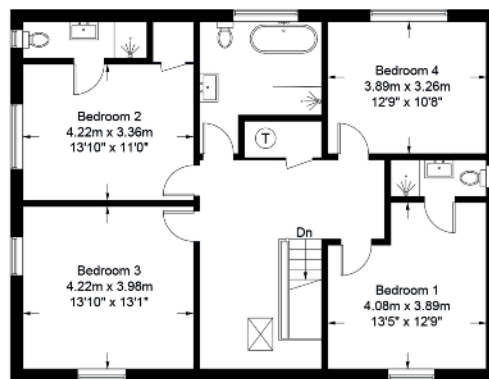


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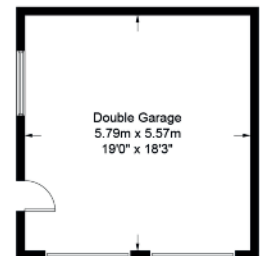
Approximate Gross Internal Area
 Ground Floor = 127.7 sq m / 1374 sq ft
 First Floor = 97.5 sq m / 1049 sq ft
 Garage = 32.2 sq m / 346 sq ft
 Total = 257.4 sq m / 2769 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID990631)

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