



16 CLANWILLIAMS CLOSE, BALLYNAHINCH, BT24 8FB



- A Most Outstanding And Exceptionally Well Presented Detached Property Occupying An Exclusive Cul De Sac Setting On The Outskirts Of Ballynahinch
- Beautifully Decorated And Well Proportioned Family Accommodation Plus Private And South Facing Rear Garden
- Spacious Lounge With Feature Fireplace And Solid Pine Floor
- Family Room With Sandstone Effect Decorative Fireplace And Patio Door To Rear Garden
- Recently Refitted Luxury Kitchen And Dining Area Plus Utility Room
- Four Good Sized Bedrooms (One With Adjoining Dressing Room)
- Luxury Tiled Bathroom To Ground Floor And Luxury Shower Room To First Floor

PRICE: OFFERS IN THE REGION OF £285,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C69

REF:DL191223HG

- Enclosed And Private Rear Garden With Southerly Aspect
- Detached Brick Garage And Tarmac Driveway
- Gas Fired Central Heating System With Worcester Combi Boiler
- PVC Double Glazed Windows And External Doors / Composite Entrance Door
- Excellent C69 Energy Efficiency Rating For Reduced Running Costs
- Exclusive Cul De Sac Location Of Only Five Similar Properties And Open Aspect To Front
- Convenient To Ballynahinch Town Centre, Hillsborough And Lisburn

• This sale represents a rare opportunity to acquire one of these exceptional properties within this highly desirable location, we strongly recommend early viewing

ACCOMMODATION: Measurements are approximate.

ENTRANCE HALL: Composite entrance door with triple glazed window. Matt stone aurara tiled floor.

LOUNGE: 5.07m (16'8") x 4.10m (13'5")

Feature fireplace with cast iron and tiled inset. Slate tiled hearth. Coal effect gas fire. Solid pine wooden floor. Pleasant aspect over front garden and open grass area.

FAMILY ROOM: 3.62m (11'11") x 3.28m (10'9")

Decorative fireplace with sandstone effect surround and polished granite inset and hearth. Oak effect laminated timber floor. Double glazed sliding patio doors leading to paved patio and rear garden.

LUXURY FITTED KITCHEN: 4.48m (14'8") x 4.10m (13'5")

Excellent range of high and low level units with solid wood doors. Polished granite work tops and upstands. Belfast style ceramic sink with swan neck mixer tap. Integrated dishwasher. Dresser style unit with glazed cabinets and spot lighting. Matt stone aurara tiled floor.

UTILITY ROOM: 3.05m (10'0") x 1.90m (6'3")

Range of built in units. Inset single drainer stainless steel sink unit with monostyle mixer tap. Built in cupboard with Worcester gas fired combi boiler. Plumbed for washing machine and tumble dryer. Matt stone aurara tiled floor. PVC double glazed back door.



BEDROOM (3): 3.57m (11'9") x 3.17m (10'5")

Oak effect laminated timber floor. Pleasant outlook over front garden and grass area.

BEDROOM (4): 3.57m (11'9") x 2.60m (8'6")

Oak effect laminated timber floor.

LUXURY TILED BATHROOM WITH WHITE SUITE: Panelled bath. Mira electric shower. Glass shower screen. Pedestal wash hand basin. Wall mirror with lighting above. Close couple low flush wc. Chrome finish heated towel. Ceramic tiled floor and walls.

FIRST FLOOR

BEDROOM (1): 4.21m (13'10") x 4.00m (13'1")

Access hatch to roofspace with wooden folding ladder. Adjoining dressing room with built in units and hanging rails.

**BEDROOM (2):
6.01m (19'9") x 3.14m (10'4")**

LUXURY SHOWER ROOM: Quadrant shower cubicle. Thermostatic shower. Vanity unit with wash hand basin and monostyle mixer tap. Close couple low flush w.c. Velux roof window. Slate effect tiled floor. Part tiled walls. Recessed spotlights.



OUTSIDE:

Exclusive end of cul de sac setting. Front garden laid in lawn with trees and shrubs in bark beds. Feature paved path and front doorstep. Tarmac driveway with double gates to enclosed parking area to side. Feature enclosed rear garden laid in lawn. Brickset patio area and steps. South westerly aspects. Outside tap and light.

DETACHED BRICK BUILT GARAGE: 5.21m (17'1") x 3.16m (10'4")

Roller shutter door. Light and power. PVC double glazed pedestrian 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 £1,478.88

DIRECTIONS: From Riverside Road turn into Clanwilliams Court, at T junction turn left into Clanwilliams Close and proceed to the end of cul de sac, number 16 is on the left.

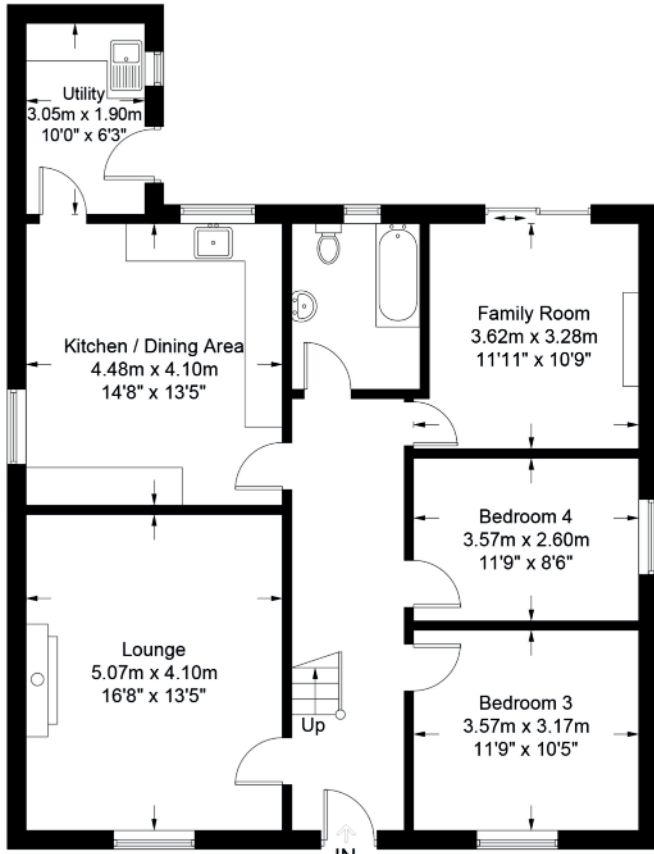
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



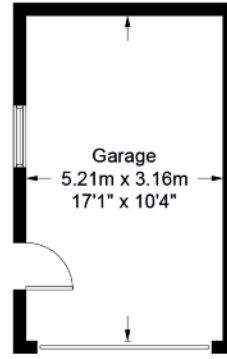
16 Clanwilliams Close, Ballynahinch

Approximate Gross Internal Area
 Ground Floor = 101.7 sq m / 1095 sq ft
 First Floor = 58.3 sq m / 627 sq ft
 Garage = 16.4 sq m / 176 sq ft
 Total = 176.4 sq m / 1898 sq ft

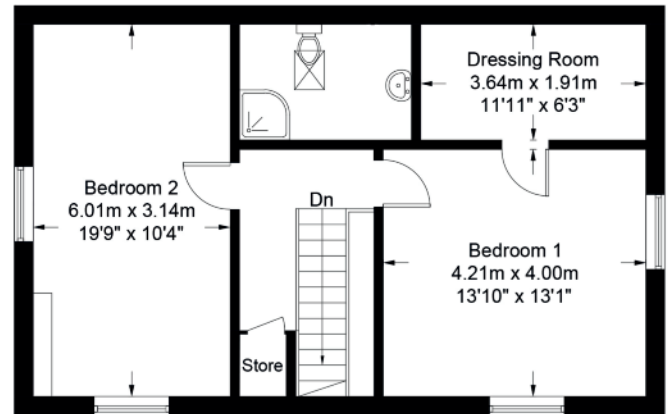
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1033528)



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