

Alan Newell

Estate Agents & Valuers

No 5 BALLYKNOCKAN ROAD,
SAINTFIELD BT24 7HG



This extended detached bungalow of circa 2,500 Sq Ft which is conveniently located off the main A7 arterial route between Carryduff and Saintfield enjoys a semi rural position with pleasant open outlook over landscaped gardens in front and the undulating countryside opposite. An easy commute for business persons, (Belfast 25 mins) students requiring access to leading schools or even the self employed working in this part and along the A7 who can make good use of approximately 0.75 acre comprising the enclosed secure and concealed tarmac surfaced parking and extensive surrounding garden space which are on offer. A brilliant home for entertaining thanks to the practical, bright and airy layout and generous room size combination available all exceptionally well fitted, appointed and decorated with numerous special features to be appreciated. Comprising THREE good reception areas and FOUR double bedrooms the use of large ceramic flooring tiling or wood block flooring is complimented by quality Oak wood trim and matching heavy internal room doors throughout. It's said that selected finishing touches make a home and in this case the floor to ceiling double glazed windows to principal rooms, the comfortable airy feeling when walking through thanks to a roof space installed dry master, two Stanley multi fuel burners in both the main lounge and the separate living room, the very contemporary range of quality sanitary fittings in the two separate bathrooms each with large walk in showers complete with floor mounted surface drains and the country style wrap round kitchen with space for casual dining and family living are particularly worth mentioning. For the garden enthusiast what better than to laze away the long summer hours tending the inviting lawn space, manageable shrub beds, sunken patio area, ornamental pond and plethora of colourful bloom all to be enjoyed after a busy day. The property benefits from oil fired central heating adequately supported from a NEW Turco oil fired boiler. Early inspection strongly advised for full appreciation. EPC: D56/D65

Asking Price: Offers Invited Over £375,000-00

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Reception Hall: 19/0 x part 9/7 and part 8/3 a most welcoming entrance space, bright, airy, modern with smooth painted walls, Oak wood trim, recessed ceiling lighting and large square ceramic tiled flooring and with very easy access to remainder of accommodation throughout the bungalow.

Fabulous Sitting Room: 28/0 x 15/6 oozing peace and tranquillity with pleasant outlook from expanse of floor to ceiling well placed windows including a corner window granting views across the landscaped garden towards open countryside beyond. Feature natural stone built chimney breast wall with matching slim hearth and inset solid fuel multi burner. Tongue and groove timber ceiling with recessed lighting. Split level floor to:



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Dining Room: 12/4 x 10/0 directly off the hall with large picture window overlooking the side garden and large ceramic floor tiles contrasting the pastel decoration and wood trim, recessed ceiling lighting, double Oak wood and glazed doors giving easy access to the sitting room.



Country Style Kitchen/Living Room: 26/0 (maximum) x 21/10 a fantastic open plan area suitable for the growing family with space for casual dining, watching TV, and with direct access through an impressive open plan rear porch to the enclosed parking compound behind. Wrap around wall and floor



cupboards with moulded painted doors all with contrasting work tops, complimented with wall tiling between, pull out wicker storage baskets, glass door display units, custom designed cooker hood with concealed extractor, island breakfast bar with space for high stools, inset 1.5 sink top with mono tap, solid Oak polished wood block flooring throughout, feature facing brick chimney breast wall with low level hearth and inset solid fuel multi burner for cosy family evenings watching television.



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Separate Utility Room: 13/6 (maximum) x 6/6 with matching large ceramic tiled flooring, range of units with inset stainless steel sink top, plumbing for washing machine. Separate low flush W.C. and useful storage cupboard housing NEW Turco oil fired boiler feeding a pressurized central heating system. Internal access to integral garage.

Rear inner hallway 9/7 x 6/4 with excellent natural light, large square ceramic tiled flooring leading to:

Master Bedroom: 20/0 x 12/9 a spacious room with large picture window to front overlooking landscaped garden.



Deluxe Shower Room: 9/6 x 6/4 contemporary luxury design and style including fully tiled glazed walls and floor, quality fittings by DURAVIT comprising low level w.c with concealed push button flush, vanity unit with square basin and mono tap, walk in shower area with dual shower attachments and floor mounted flush drain, wall mounted heated chrome radiator. Wall mounted vanity mirror with illuminated feature.



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Bedroom 2: 19/11 x part 13/9 and part 9/7 with feature curved bay window and external access to enclosed parking compound, ideal as consulting room, teenager bedroom, or guest room. Recessed ceiling lighting.



Bedroom 3: 13/0 x 10/4 with ceiling cornice, outlook to rear.

Bedroom 4: 13/0 x 11/0 with outlook across garden

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Deluxe Main Bathroom: 10/8 x 9/10 with contemporary finish including glazed tiled walls and flooring, choice quality white fittings including free standing bath with matching floor mounted free standing chrome tap, floor level walk in shower with recessed floor drain and dual shower fitting attachments, close coupled low flush W.C. and wall mounted oblong vanity wash basin with mono tap. Wall mounted mirror with illuminated feature. Separate airing cupboard with pressurised hot water cylinder.



Central Heating: Oil fired heating is installed from a Turco (Turkington Group) new oil fired boiler positioned in the utility room.

Garage: An integral garage 18/0 x 16/0 with up and over door, concrete floor and mezzanine over. Access to utility room.

Outside: Sweeping tarmac drive leading from Ballyknockan Road with boundary wall and pillared entrance, cattle grid, easy access to enclosed and private tarmac surfaced yard compound with extensive space for parking, turning, and storage all behind separate gates.

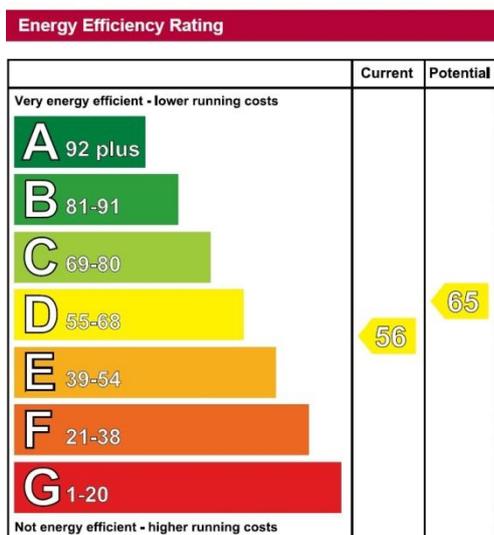
Gardens: Extensive landscaped mature gardens front and side laid in lawn with coloured pebble covered raised beds, sunken patio and barbeque area, ornamental pond and an array of colourful bushes and shrubs providing a plethora of shades throughout the spring and summer.

Security: An intruder alarm is installed, with external security lighting.

Tenure: Freehold

Rates: The Land & Property Services web site confirms a Capital Value of £350,000-00 upon which domestic rates are calculated. The Domestic rates for the year commencing 01 April 2019 are therefore £2,663-85

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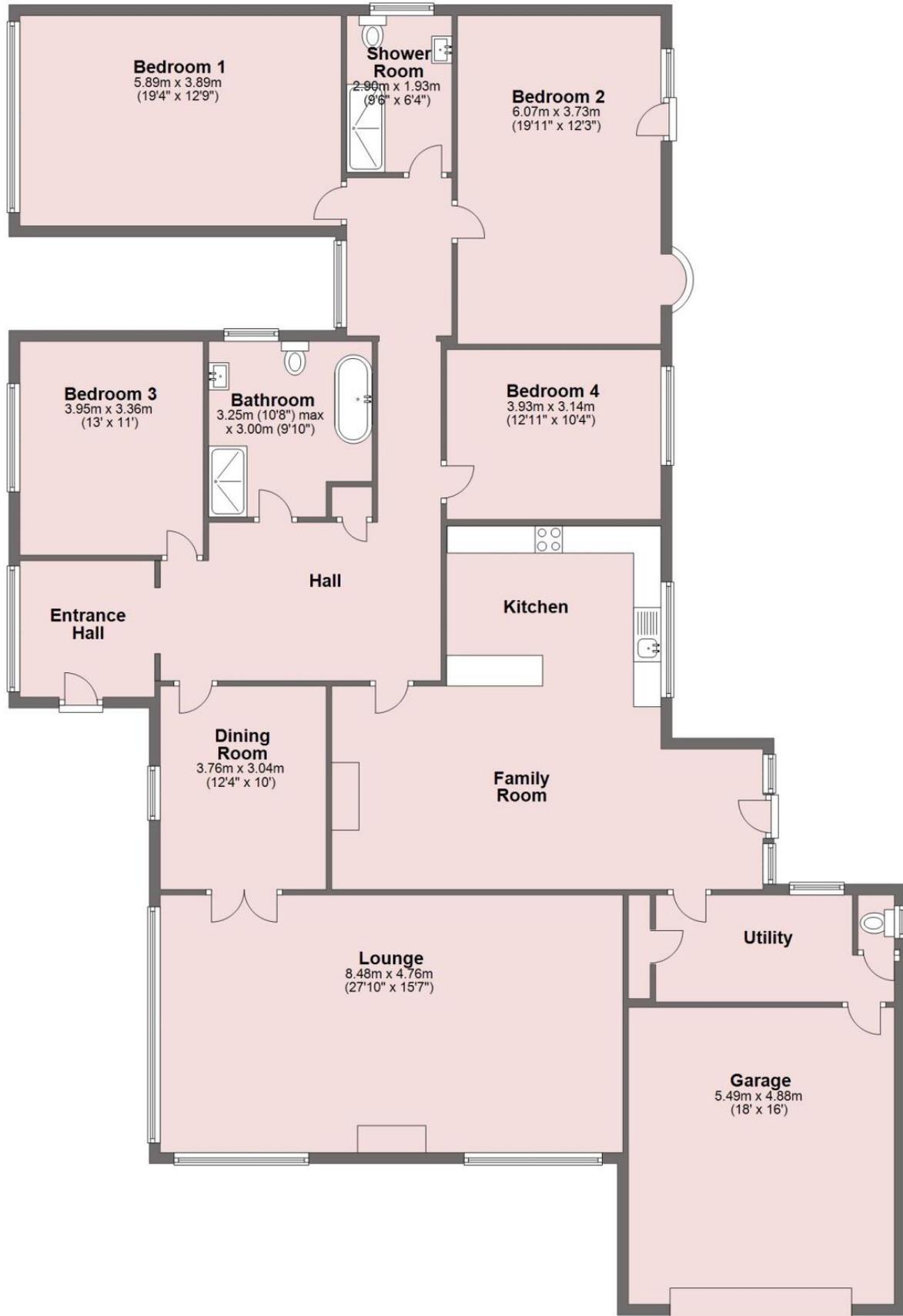


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Ground Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

5 Ballyknockan Road, Saintfield

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