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Estate Agent of the Year
Northern Ireland 2016

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**168 Newcastle Road
Seaforde BT30 8PH**

OFFERS
AROUND

£310,000

A spacious detached residence set in its own grounds extending to about 1 acre or thereabouts with large workshop/garage and paddock.

The tastefully presented property offers well appointed, versatile accommodation on two floors, three receptions, five bedrooms, luxury integrated kitchen, study, master and guest bedroom suites, principal and en suite shower rooms are finished to a high standard.

For those wishing to work from home or run a business, ample space is available including the generous workshop extending to circa. 630 sqft.

A paddock provided good grazing for a horse or pony.

The property is convenient to Seaforde, Ballynahinch, Downpatrick and Newcastle and a good commute to the city.

- 3 Reception Rooms
- 5 Bedrooms (Two En Suite)
- Integrated Kitchen & Laundry
- Study
- Large Workshop
- Paddock
- Oil Fired Heating
- Double Glazing

ACCOMMODATION

COVERED ENTRANCE PORCH

With Terrazzo tiled step; light point

ENTRANCE HALL

Ceramic tiled floor; dado rail; corniced ceiling with 12 volt spot lights.

RECEPTION HALL

Engineered wood floor; telephone connection point; corniced ceiling with 12 volt spot lights; storage cupboard under stairs.



DINING ROOM 4.27m (14'0) x 4.14m (13'7)

Corniced ceiling; 2 wall lights.

LOUNGE 5.69m (18'8) x 4.27m (14')

Excluding Bay

Approached through glazed double doors; cream marble fireplace with pink granite hearth, back boiler and carved hardwood surround; engineered wood floor; corniced ceiling with matching ceiling rose; 2 picture lights; tv aerial connection point; bay window.



KITCHEN 6.05m (19'10) x 3.66m (12')

1½ tub recessed stainless steel sink with chrome swan neck mixer taps; extensive range of mid oak eye and floor level cupboards and drawers with matching glazed display cupboards; polished marble worktops; matching peninsula breakfast bar; integrated AEG electric under oven and Leisure 5 ring gas hob with canopy over concealing extractor unit and light; part tiled walls, ceramic tiled floor; LED spot lights; sliding patio door and side light leading to patio.



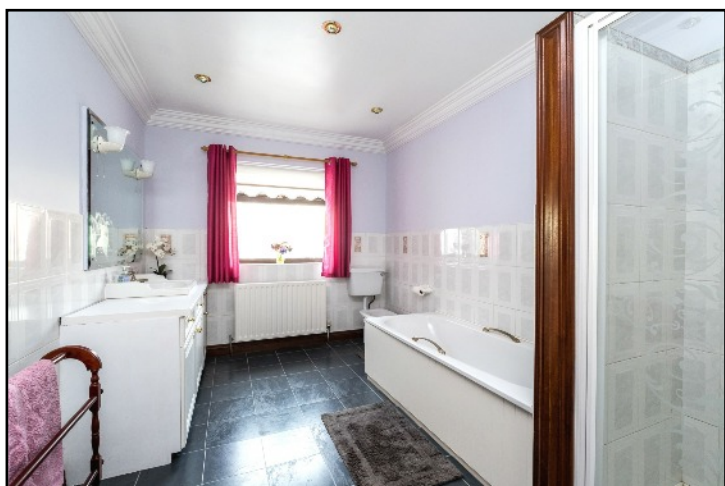
LAUNDRY ROOM 4.88m (16'0) x 2.39m (7'10)

1½ tub single drainer stainless steel sink unit with mixer taps; good range of pine eye and floor level cupboards and drawers; formica worktops; plumbed and space for washing machine and tumble dryer; ceramic tiled floor; fluorescent light; spacious hotpress with lagged copper cylinder.



REAR HALLWAY

Engineered wood floor; 12 volt brass spot lights; radiator cover; corniced ceiling.



PRINCIPAL BATHROOM 3.66m (12'0) x 2.57m (8'5)

White suite comprising painted tongue and groove panelled bath with gold plated pillar mixer taps and telephone shower attachment, matching side handles; vanity unit with fitted wash hand basin and brass taps in formica surround, cupboards and drawers under, illuminated etched glass mirror over; close coupled wc; tiled shower cubicle with thermostatically controlled shower; etched glass shower door; pvc tile floor; corniced ceiling with brass 12 volt spot lights; part tiled walls.

BEDROOM 1 3.68m (12'1) x 2.06m (6'9)
Corniced ceiling.



BEDROOM 2 4.67m (15'4) x 3.07m (10'1)
Corniced ceiling

FAMILY ROOM 4.88m (16'0) x 3.18m (10'5)
Engineered wood floor; corniced ceiling; tv aerial connection point.



HARDWOOD FURNISHED STAIRS TO FIRST FLOOR LANDING



MASTER BEDROOM / EN SUITE 5.92m (19'5) x 4.11m (13'6) Maximum Measurements
Built in wardrobe with mirrored sliding doors concealing ample clothes rails and storage shelves; access to eaves storage.

EN SUITE 2.39m (7'10) x 1.78m (5'10)

White suite comprising panelled bath with brass taps and Redring Plus Extra 8.5 electric shower over; etched glass shower panel; pedestal wash hand basin; close coupled wc; pine tongue and groove floor; Velux ceiling window; tiled walls; access to eaves storage.



BEDROOM 4 4.55m (14'11) x 4.27m (14')
Engineered wood floor.

STUDY 3.3m (10'10) x 2.11m (6'11)
Velux ceiling window.



GUEST SUITE 4.95m (16'3) x 4.67m (15'4)
L Shaped; tv aerial connection point; built in wardrobe.

EN SUITE 2.16m (7'1) x 2.06m (6'9)

White suite comprising rectangular tiled shower with Mira Jump electric shower; glass sliding shower door and side panels; vanity unit with fitted wash hand basin and chrome swan neck mixer taps, cupboards under, illuminated mirror and plane glass shelf over; close coupled wc; ceramic tiled walls; pvc tiled floor; Velux ceiling window; heated towel radiator.



OUTSIDE

Double wrought iron entrance gates to gravelled drive leading to ample parking and to:-



WORKSHOP / GARAGE 9.98m (32'9) x 5.84m (19'2)

Electrically operated roller door; fluorescent light (ramp not included).

WC

Not plumbed

BOILER HOUSE

Grant 110.140 oil fired boiler.

GARDENS

Spacious gardens to front side and rear laid out in lawns and planted with a selection of ornamental and flowering shrubs. A spacious enclosed flagged patio overlooks the rear garden and surrounding countryside.



RAILED PADDOCK

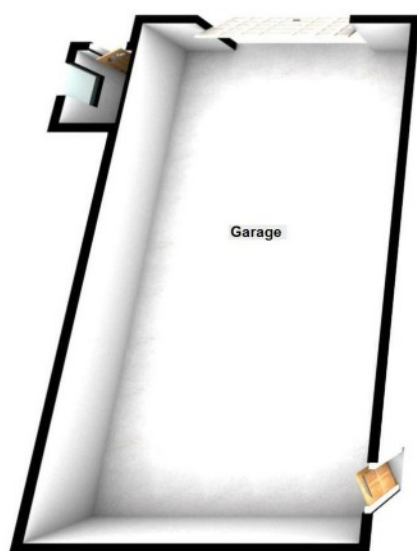
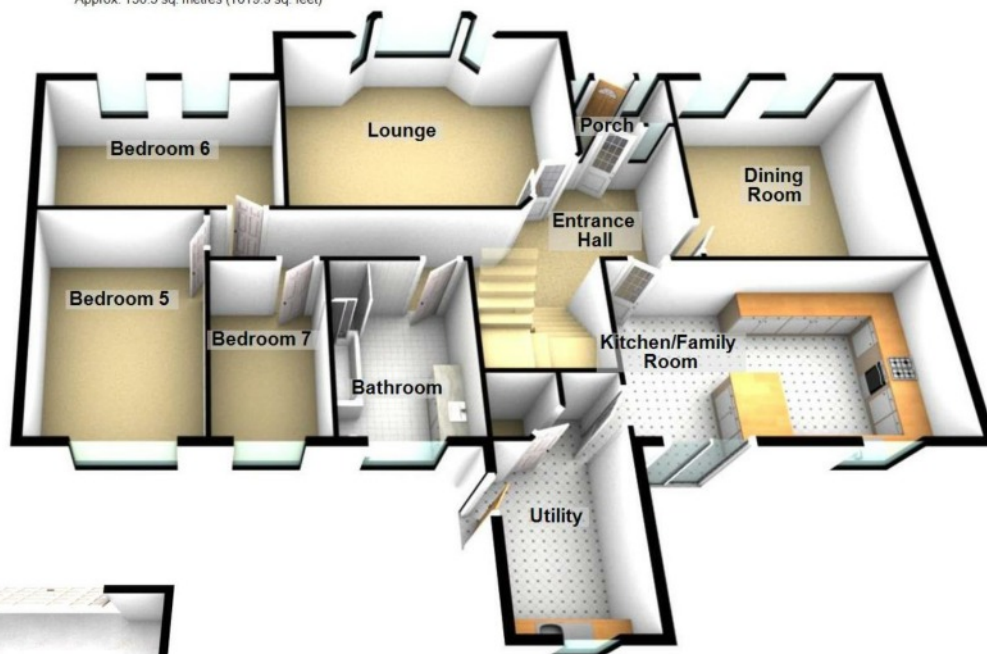
Laid down to grass and suitable for grazing a horse or pony.



FLOOR PLAN

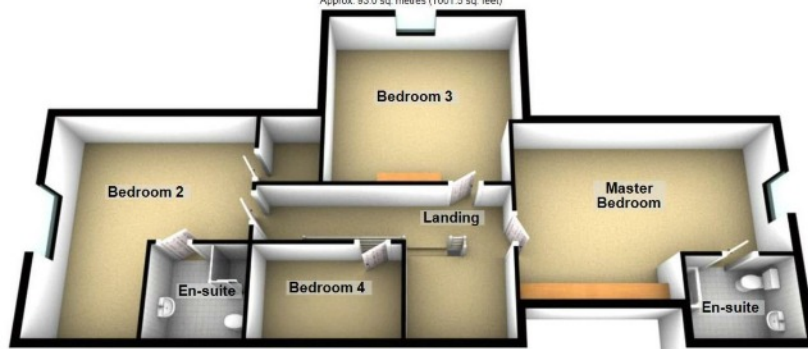
Ground Floor

Approx. 150.5 sq. metres (1619.9 sq. feet)



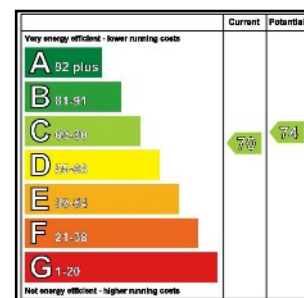
First Floor

Approx. 93.0 sq. metres (1001.5 sq. feet)



CAPITAL / RATEABLE VALUE

£170,000 = £1,458.26 per annum (approx)



VIEWING

By Appointment with Agent



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