



## **5 BALLYPITMAVE ROAD, STONEYFORD, LISBURN, BT28 3XN**

- A Spacious And Well Presented Detached Bungalow Occupying A Generous Setting With Private Rural Aspects
- Spacious Lounge With Pine And Cast Iron Fireplace With Log Burning Stove
- Open Plan Dining Room
- Oak Fitted Kitchen And Dining Area With Integrated Appliances / Utility Room
- Four Good Sized Bedrooms (One With Luxury Tiled Shower Room En Suite)
- Spacious Bathroom With White Suite To Include Bath And Large Shower Cubicle
- Spacious Rural Setting Laid In Gardens And Parking Areas To Front, Side And Rear
- Large Attached Garage And Detached Timber Garage To Rear

**PRICE: OFFERS IN THE REGION OF £229,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E40**

**REF:GN20321HG**

- Oil Fired Central Heating System
- PVC Double Glazed Windows
- Popular Rural Location Convenient To Lisburn, Belfast, Glenavy, Crumlin And Belfast International Airport

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

PVC composite entrance door.

### LOUNGE:

6.04m (19'10") x 4.37m (14'4")

Pine and cast iron fireplace and hearth. Log burner stove. Semi solid wooden floor. Open plan to dining room.



### DINING ROOM:

3.70m (12'2") x 3.10m (10'2")

### OAK FITTED KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

5.07m (16'8") x 3.10m (10'2")

Range of high and low level units. Granite effect work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Part tiled walls. Integrated oven and gas hob. Extractor hood in stainless steel canopy.

### UTILITY ROOM:

2.94m (9'8") x 2.36m (7'9")

Built in units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Ceramic tiled floor. Part tiled walls.



**BEDROOM (1):**  
**4.67m (15'4") x 3.16m (10'4")**

Measurement to include range of built in robes. Semi solid wooden floor.



**BEDROOM (2):**  
**4.17m (13'8") x 3.02m (9'11")**

Semi solid maple floor.



**BEDROOM (3):**  
**3.36m (11'0") x 3.15m (10'4")**

Semi solid wooden floor. Built in robes with sliding doors and concealed access to shower room en suite.



**LUXURY TILED SHOWER ROOM EN SUITE:**

Shower cubicle. Redring electric shower. Pedestal wash hand basin. Close couple low flush wc. Chrome finish heated towel rail.



**BEDROOM (4): 3.37m (11'1") x 3.09m (10'2")**

**SPACIOUS BATHROOM WITH WHITE SUITE:**

Panelled bath. Mixer tap. Large shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Spotlights. Separate hotpress.



**OUTSIDE:** Spacious rural setting with private aspects. Laid in lawns with trees and shrubs. Spacious driveway with gated entrance leading to parking areas to front, side and rear.

**LARGE ATTACHED GARAGE: 7.07m (23'2") x 5.93m (19'5")**

Large roller shutter door and single drainer stainless steel sink unit.



**SEPARATE DETACHED TIMBER GARAGE:**

**4.96m (16'3") x 4.14m (13'7")**

Up and over door and power supply.

**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** £1200 (approximately), we recommend the purchaser verifies the amount.

**DIRECTIONS:** From Stoneyford proceed along Ballypitmave Road, number 5 is on the left.

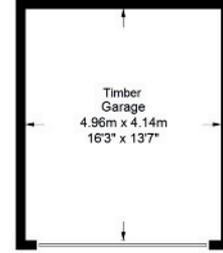
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 64   D    |
| 39-54 | E             | 40   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 5 Ballypittmave Road

Approximate Gross Internal Area = 147.7 sq m / 1590 sq ft  
Garages = 62.6 sq m / 674 sq ft  
Total = 210.3 sq m / 2264 sq ft



(Not Shown In Actual Location / Orientation)



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID742279)



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