



**78 BALLYLINTAGH ROAD,
ANNAHILT, HILLSBOROUGH, BT26 6QQ**



- A Detached Bungalow Occupying A Spacious Setting Extending To Approximately 0.4 Acre
- Prime Rural Location Close To Annahilt And Hillsborough With Views Over Fields To Front
- Priced To Allow For Upgrading And Modernisation
- Two Spacious Reception Rooms And Kitchen/Dining Area
- Three Bedrooms With Built In Robes And Bathroom
- Spacious And Mature Gardens With Private Aspects
- Large Detached Garage And Adjoining Store
- Oil Fired Central Heating System With Condensing Type Boiler / Double Glazing

PRICE: OFFERS IN THE REGION OF £225,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E42

REF:DL260723HG

- Tarmac Driveway With Two Entrances And Parking Areas
- A superb opportunity to acquire an attractive detached bungalow on a spacious and private setting. Whilst the property requires some upgrading and modernisation, it offers unlimited potential to become an excellent family home, we recommend early viewing.

ACCOMMODATION: Measurements are approximate.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE: 4.56m (15'0") x 4.55m (14'11")

Tiled fireplace and hearth. Built in bookcase. Cornice ceiling surround. Panoramic rural views.

FAMILY ROOM: 4.55m (14'11") x 4.29m (14'1")

Fireplace and hearth with painted surround. Panoramic rural views. Cornice ceiling surround.

SPACIOUS KITCHEN/DINETTE: 4.09m (13'5") x 3.64m (11'11")

Range of high and low level units. Laminated wood surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Pine ceiling. Oil fired range cooker (not tested).

REAR PORCH/UTILITY ROOM: 2.89m (9'6") x 2.84m (9'4")

Stainless steel sink unit. Plumbed for washing machine.

BEDROOM (1): 4.32m (14'2") x 2.84m (9'4")

Measurements to include built in robes.

BEDROOM (2): 3.85m (12'8") x 2.63m (8'8")

Measurements to include built in robes.

BEDROOM (3): 3.67m (12'0") x 2.63m (8'8")

Measurements to include built in robes. Laminated timber floor.

BATHROOM: Coloured suite. Panelled bath with Triton electric shower and folding shower screen. Pedestal wash hand basin. Close couple low flush wc. Hotpress. Part tiled walls.

OUTSIDE: Spacious rural setting extending to approximately 0.4 acre laid in lawns with mature trees and shrubs. Tarmac driveway with two entrances and parking areas. Large detached garage with adjoining store.

LARGE DETACHED GARAGE: 7.31m (24'0") x 5.79m (19'0")

Oil fired boiler. Light and power.

STORE: 6.88m (22'7") x 3.42m (11'3")

Light and power. WC.

TENURE: Freehold

RATES PAYABLE:

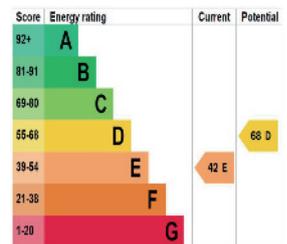
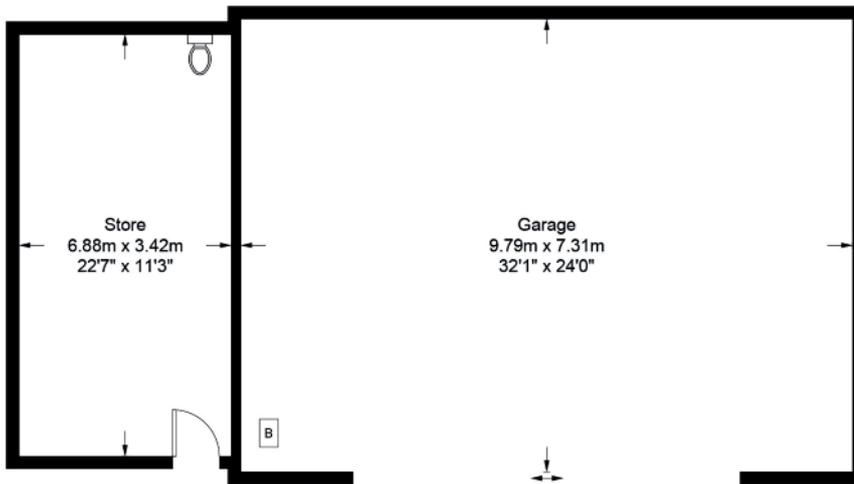
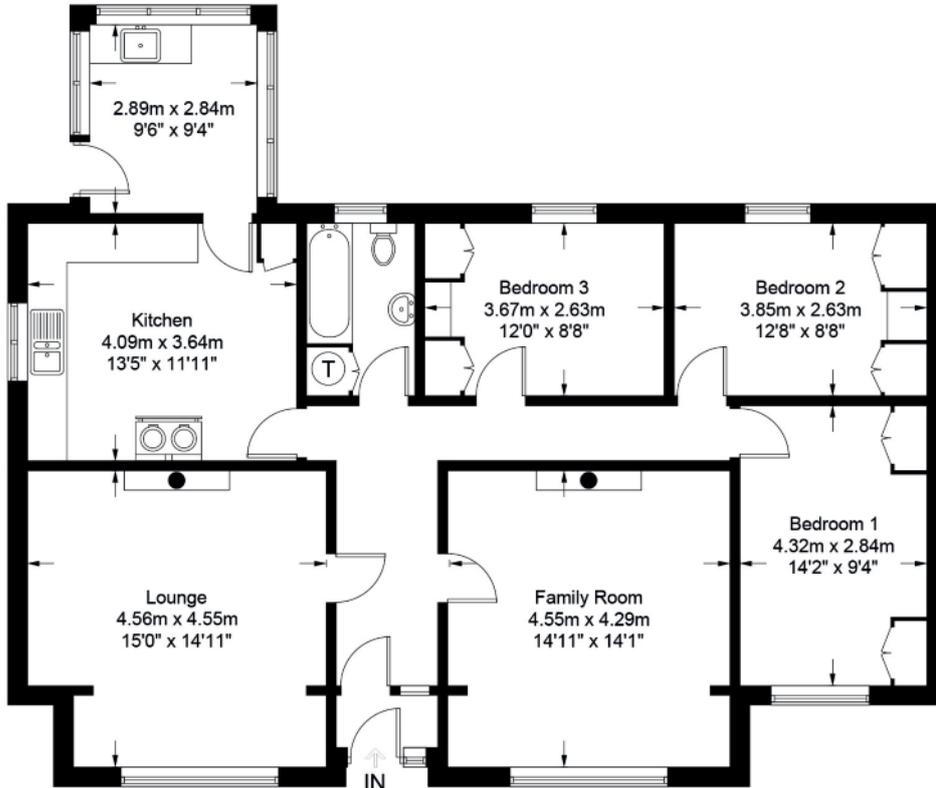
For period April 2023 to March 2024 £1464.05

DIRECTIONS:

From Annahilt proceed along Magheraconluce Road, turn right into Ballylintagh Road, number 78 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.





VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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