



12 Glasdrumman Road | Ballynahinch | BT24 8UX  
Offers in the region of £245,000

This fabulous farmhouse is perfect for those keen to obtain tranquil countryside living, whilst benefitting from approx 20-minute drive to Lisburn and Belfast City Centre.

The property benefits from a host of local amenities with the nearby town of Ballynahinch less than 5 minutes away. Surrounded by circa 2.2 acres of land, complete with stables, this home is perfect for those with equestrian interests and a love of the outdoors. With two reception rooms plus a large kitchen open plan to dining/living space and three well-proportioned bedrooms, this bright, spacious and partially renovated property will make an ideal family home. The property offers the benefits of modern day living with added benefit of features such as a woodburning stove in lounge and Aga stove in large family kitchen. The paddock and 2.25 acres provide opportunity for potential planning permission.

### **ENTRANCE DOOR**

PVC double glazed.

### **LOUNGE**

17.2m x 14'0:

Features a rustic woodburning stove, tiled floor, staircase to the first floor

### **UTILITY ROOM**

14'18 x 11'8

This area features a wide range of high and low-level units, complete with a Belfast sink and a mahogany effect throughout the room.

### **KITCHEN OPEN TO LIVING ROOM**

27'3 x 12'15

Full range of oak units, a one and a half tub sink with a traditional-style mixer tap, stove, a 2-ring gas hob, granite effect Formica work surface with herringbone floor throughout. Double doors leading to the private rear garden



## SITTING ROOM

14'3 x 10'5

feature oak surround fireplace with a granite tiled hearth, with solid pine flooring.

## FIRST FLOOR

### LANDING

Storage cupboard, oak effect flooring

### BEDROOM 1

10'0 x 10'50

Featuring a double aspect overlooking the gardens.

### BATHROOM

10'5 x 8'2

Two hand wash basins with mixer taps, a panelled bath, a mira electric shower, glass shower door, a heated towel rail.

### BEDROOM 2

15'0 x 12'0

### BEDROOM 3

14'0 x 11'7

This bedroom has a built-in wardrobe.

### ENSUITE

Low flush WC, pedestal wash basin, Aqualisa thermostatically controlled shower.

### EXTERNAL

Stables to front of main house.

Paddock to front with separate off-road access, leading to approximately 2.2 acres of land with potential for planning permission.





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Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			