



An exceptionally well presented Family home which situated on this elevated site located mid way between Hillsborough and Ballynahinch. The property is also within close commuting distance of Belfast City Centre and other surrounding towns. Bus connections are also close to hand allowing ease of access to some of the provinces leading schools. The property itself has modernised internally in recent years by the present vendors and provides beautifully proportioned and deceptively spacious family accommodation comprising of 4 bedrooms (master ensuite), beautiful lounge with feature fireplace, separate dining room and living room.

In addition the property is positioned on an elevated, level site laid in lawns with enclosed patio area and shrub beds. Likely to be of interest to the growing family in today's market, early viewing is recommended.

Offers Over  
£285,000

356 Ballynahinch  
Road,  
Hillsborough,  
BT26 6BT

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Excellent Family home with Panoramic Countryside Views
- Generous Lounge with Feature Fireplace
- Separate Dining Room & Living Room
- Recently Modernised Kitchen with Separate Utility
- Four Well-Proportioned Bedrooms (master ensuite)
- Light and Bright Family Bathroom
- Oil Fired Central Heating
- Double Glazed Windows
- Integral Double Garage
- Fully Enclosed Rear Garden
- Tarmac Driveway with Ample Parking
- Early Viewing is Recommended

The Property Comprises:

## Ground Floor

ENTRANCE PORCH: Hard wood front door with glazed side windows.



ENTRANCE HALL: Attractive tiled floor, cornice ceiling, two storage/cloakroom cupboards, airing cupboard, access to roofspace via Slingsby ladder (Floored).



LOUNGE: 17' 9" x 12' 8" (5.41m x 3.86m) Attractive Mahogany fireplace with marble inset and hearth with gas coal effect fire, bay window, cornice ceiling.



LIVING ROOM: 12' 8" x 11' 9" (3.86m x 3.58m) Brick feature fire place with open fire and back boiler.



LUXURY MODERN FITTED KITCHEN WITH DINING AREA: 15' 0" x 14' 4" (4.57m x 4.37m)

Extensive range of high and low level solid oak units, granite work surfaces with matching splash back, Franke stainless steel sink and drainer with mixer tap, Integrated Miele dishwasher, Integrated Miele eye level double oven, Neff 5 ring hob with stainless steel extractor fan over, tiled floor, display shelves, concealed strip lighting.

REAR HALLWAY: Service door to garden, Extended access, matching tiled floor.



UTILITY ROOM: 8' 9" x 7' 5" (2.67m x 2.26m) Matching range of units, Stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, matching tiled floor, housing for fridge.

WC: Low flush wc, pedestal wash hand basin, matching tiled floor.



DINING ROOM: 12' 9" x 10' 4" (3.89m x 3.15m) Possible Bedroom 5, cornice ceiling.



BEDROOM (1): 14' 4" x 9' 9" (4.37m x 2.97m) Cornice ceiling.

ENSUITE SHOWER ROOM: White suite comprising Low flush WC, Pedestal wash hand basin, fully tiled shower cubicle, fully tiled walls, tiled floor, chrome heated towel rail



BEDROOM (2): 13' 7" x 11' 9" (4.14m x 3.58m) Stained and varnished floor boards, cornice ceiling.



BEDROOM (3): 11' 9" x 9' 9" (3.58m x 2.97m) Cornice ceiling.



BEDROOM (4): 10' 4" x 9' 10" (3.15m x 3m) Cornice ceiling.



BATHROOM: White suite comprising corner panelled bath with mixer tap and shower attachment, low flush wc, pedestal wash hand basin, fully tiled shower cubicle, tiled floor, fully tiled walls, chrome heated towel rail.



## Outside

Delightful rural site surrounded by open fields and countryside, front garden in lawn with well stocked mature flower beds. Central tarmac driveway with parking to front and leading to...

Enclosed and private rear garden in lawn with flower beds, spacious private patio area, overlooking open fields to rear. uPVC oil tank.



INTEGRAL DOUBLE GARAGE: 18' 8" x 17' 4" (5.69m x 5.28m) Twin up and over door, oil fired boiler, power and light.



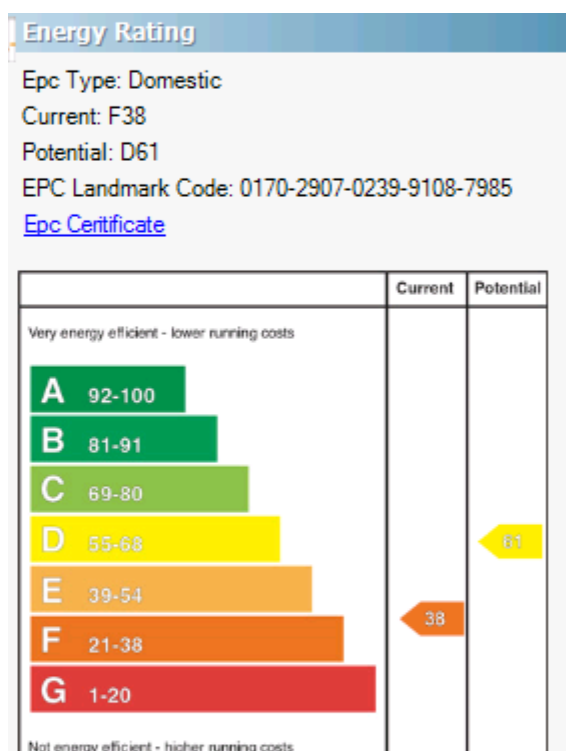
### Ground Floor

Approx. 198.5 sq. metres (2136.2 sq. feet)



Total area: approx. 198.5 sq. metres (2136.2 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.



## Location:

When leaving Annahilt towards Ballynahinch the property is located just half a mile on the right hand side and just 4 miles from Ballynahinch.

Lisburn - 028 92 66 1700  
 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747

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With You  
 Every Step  
 of the Way

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