



This charming detached family home was built in 1937 and has been lovingly renovated and restored to its original splendour.

It is one of only 5 private dwellings on a secluded lane accessed through a gated pillared entrance and is set in an idyllic tranquil country situation.

The property offers 4 bedrooms and 3 receptions and is complemented externally by stunning surrounding gardens.

Located in Spa with Ballynahinch and all its amenities only a few minutes away it is also within easy commuting distance of both Belfast and Lisburn.

All in all this fine property has so much to offer and thus will have wide ranging appeal with early viewing essential so as not to miss out or simply to take in the beautiful setting.

Offers Over
£495,000

12 Dunmore Road,
SPA,
BALLYNAHINCH,
BT24 8PR

Viewing by
appointment with
& through agent
028 9266 1700



- This Charming Detached Family Home was Built in 1937 & has been Lovingly Renovated & Restored to its Original Splendour
- 3 Spacious Receptions all with Feature Fireplaces
- Front Reception with Double Doors out to gardens
- Country Kitchen with Dining Area with Range of Appliances
- 4 Well-proportioned Sized Bedrooms
- 2 Bathrooms Comprising of WC, Wash Hand Basin & Roll Top Free Standing Bath
- Separate Shower Room
- Mains Gas Central Heating
- Excellent Mature Site & Surrounding Gardens with Superb Countryside Views
- Detached Double Garage with 1st floor access, Green House and Further Storage Shed
- Driveway Park for Several Cars
- Only Minutes From Ballynahinch and all its Amenities with both Belfast & Lisburn Within Easy Commuting Distance
- Gardens in lawn to front, extensive gardens with mature shrubs
- Sun Canopies to Front Ground Floor Windows
- Early viewing is encouraged to appreciate all this property has to offer

The Property Comprises:

Ground Floor

Stable door.

FRONT HALL/DINING ROOM: 10' 10" x 11' 4" (3.29m x 3.45m) Painted brick feature fireplace, wooden flooring with inset mat, corning and picture rail, solid wood door to front.

INNER HALLWAY: Ceramic tiled floor and staircase with mahogany newell post to first floor.



LOUNGE: 18' 6" x 14' 7" (5.64m x 4.45m) Brick feature fireplace with with fire door, twin aspect windows, ceiling corning.



KITCHEN/DINING: 23' 4" x 11' 5" (7.12m x 3.48m) Patterend ceramic tiled floor, solid wood painted in-frame low level kitchen units with quartz worktops, Belfast sink with mixer over, alcove with gas range and extractor over, Integrated larder fridge, integrated larder freezer.



UTILITY AREA: Solid Wood painted in-frame high level units and larder cupboard with space for washer and dryer, continuation of ceramic tiled floor from rear hall and kitchen diner, wooden double rear door.



REAR HALLWAY: Ceramic tiled floor, solid wood door to rear.

SITTING ROOM: 14' 2" x 15' 12" (4.31m x 4.87m) Painted wood strip flooring, ceiling coricing and picture rail, cast iron fireplace with open fire, PVC double doors.



DOWNSTAIRS CLOAKROOM/WC: Panelled hardwood vanity sink unit with mixer tap, separate low flush WC, spotlighting, wood look ceramic tiled floor.

First Floor Return

SHOWER ROOM: Patterned ceramic tiled floor, large fully tiled shower cubicle with Rain head and hand held power shower attachment.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 18' 6" x 14' 8" (5.64m x 4.47m)



BEDROOM (2): 14' 2" x 14' 8" (4.31m x 4.47m) Built-in cupboard.



BEDROOM (3): 13' 11" x 10' 11" (4.23m x 3.33m)

BEDROOM (4): 10' 2" x 9' 12" (3.11m x 3.04m) Built-in cupboard.



SECOND BATHROOM: 10' 4" x 8' 1" (3.14m x 2.47m) at widest points. Patterned ceramic tiled floor with pedestal wash hand basin and 3/4 sized free standing roll top bath with hand held shower attachment over.



MAIN FAMILY BATHROOM: Patterned ceramic tiled floor. painted vanity sink unit, free standing roll top bath with mixer tap and hand held shower over, low flush WC.



Outside

OUTSIDE WC: Ceramic tiled floor.

DOUBLE GARAGE: Lighting and power, floored 1st floor, wooden doors to front.

OUTHOUSE: Electricity.

GARDEN: Pillared entrance, gardens laid in lawns to front, centre pathway to front door, further extensive gardens to side with outhouse.





Telephone 028 9266 1700
www.templetonrobinson.com



TENURE

We have been advised the tenure of the property is Freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For the period April 2023 to March 2024 £2,403.18

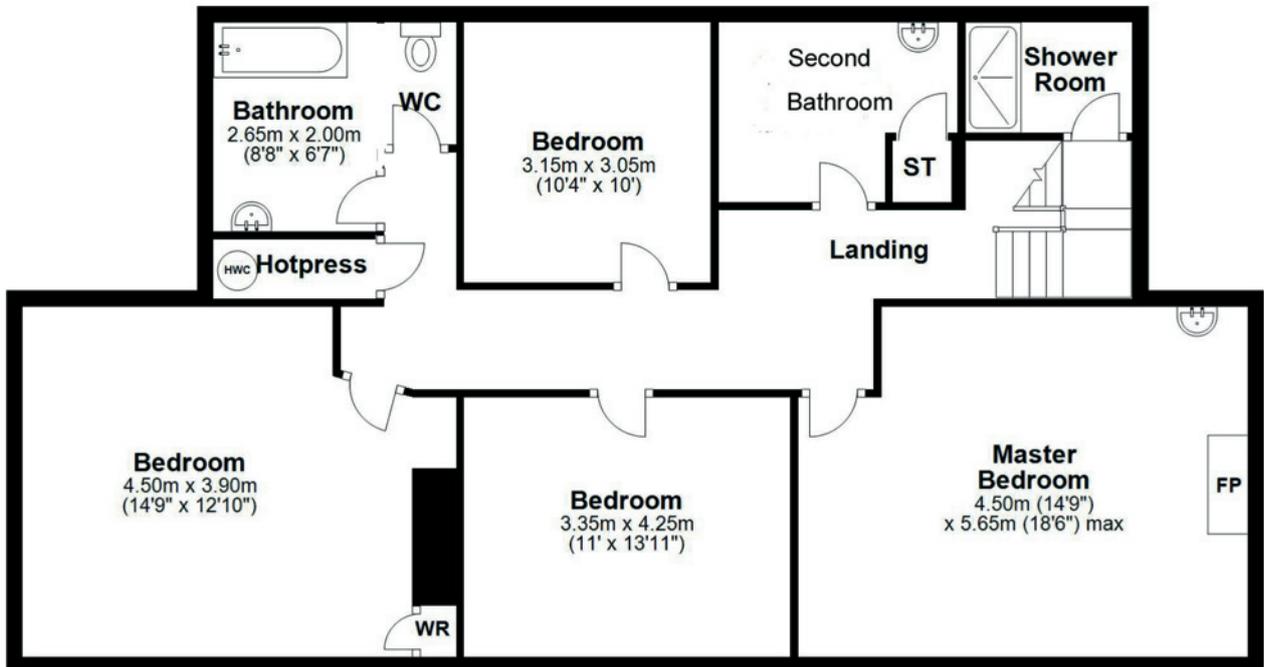
Ground Floor

Approx. 110.2 sq. metres (1186.4 sq. feet)



First Floor

Approx. 115.8 sq. metres (1246.5 sq. feet)

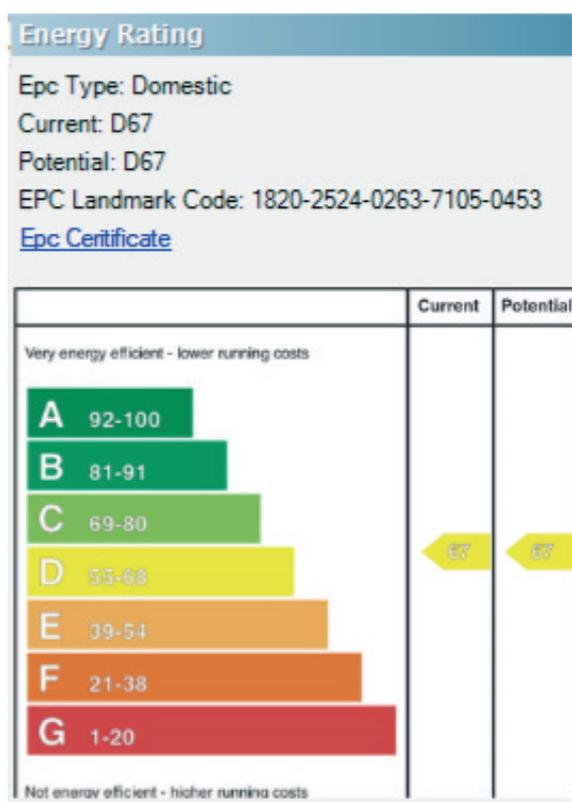


Total area: approx. 226.0 sq. metres (2432.9 sq. feet)

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

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Location:

Travelling along the Dunmore Road, the property is located on the left just after the junction for Ballymaglave Road.

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

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