



ULSTER PROPERTY SALES

# UPS

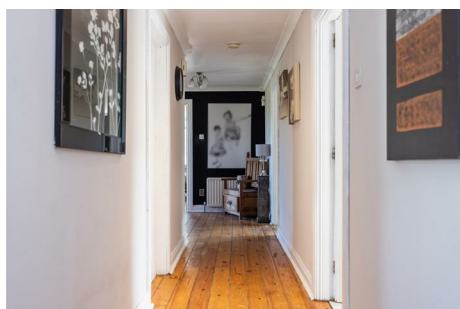
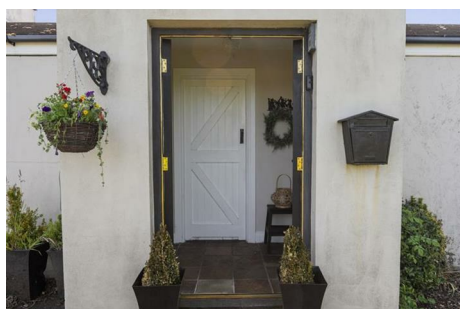
## BALLYNAHINCH BRANCH

2 Main Street, Ballynahinch, County  
Down, BT24 8DN

0289 756 1155

ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 75 CROSSGAR ROAD

Saintfield Saintfield BT24  
7JQ

- Detached Bungalow
- Detached Double Garage
- Four Bedrooms; Master Bedroom with Ensuite
- Family Bathroom
- Living Room with Open Fire
- Kitchen / Dining and Separate Utility
- Games Room
- Mature Gardens with Patio Areas
- Popular & Convenient Location
- Elevated Site with Countryside Views

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

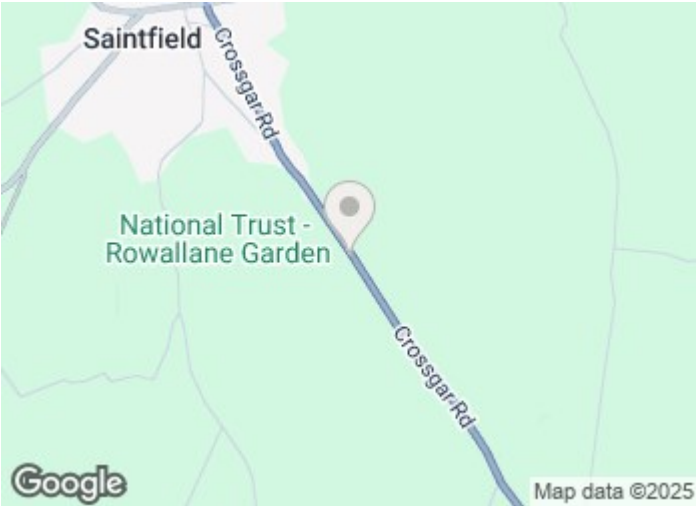
Offers Around £395,000

# 75 Crossgar Road

Saintfield, Saintfield, BT24 7JQ



<p><b>Porch</b> 4'2" x 5'10" (1.27m x 1.77m) Double wooden doors into entrance porch with tiled floor.</p> <p><b>Entrance Hall</b> 4'2" x 44'8" (1.27m x 13.61m) Wooden door into bright and spacious entrance hall with wooden flooring and feature cast iron fireplace. Access to storage cupboard and hot press.</p> <p><b>Living Room</b> 14'6" x 18'7" (4.42m x 5.66m) Large living room with wooden flooring. Feature open fire with wooden surround and mantle. Dual aspect windows.</p> <p><b>Kitchen/Dining Room</b> 12'2" x 27'3" (3.71m x 8.31m) Wooden kitchen with range of high and low rise units with tiled splash back and sink unit. Recess for Aga style oven with overhead extractor fan and feature red brick splash back. Open plan through to dining area with feature open cast iron fireplace. Wooden flooring. Sliding doors to garden.</p>	<p><b>Utility Room</b> 12'2" x 6'2" (3.71m x 1.88m) Recess for washing machine and tumble dryer. Door to rear.</p> <p><b>Bedroom 1</b> 12'2" x 15'4" (3.71m x 4.67m) Rear facing. Wooden flooring.</p> <p><b>En-suite</b> White suite encompassing low flush W/C, wash hand basin and shower. Tiled floor and part tiled walls.</p> <p><b>Bedroom 2</b> 10'0" x 11'4" (3.05m x 3.45m) Front facing.</p> <p><b>Bedroom 3</b> 10'0" x 11'1" (3.05m x 3.38m) Front facing.</p> <p><b>Bedroom 4</b> 10'0" x 9'0" (3.05m x 2.74m) Front facing.</p> <p><b>Bathroom</b> White suite encompassing low flush W/C, wash hand basin, bath and shower. Fully tiled walls and floor.</p>	<p><b>Games Room</b> 27'1" x 16'6" (8.26m x 5.03m) Dual aspect windows and sliding doors to rear garden. Feature red brick bar area.</p> <p><b>Double Garage</b> Up and over doors. Power and light.</p> <p><b>OUTSIDE</b> Outside the property benefits from mature gardens with an array of trees and shrubbery and paved patio area ideal for outside entertaining. The spacious gardens are all amplified by the stunning views over the surrounding country side. The property is approached by tarmaced driveway with ample space for parking and access to the detached double garage.</p>
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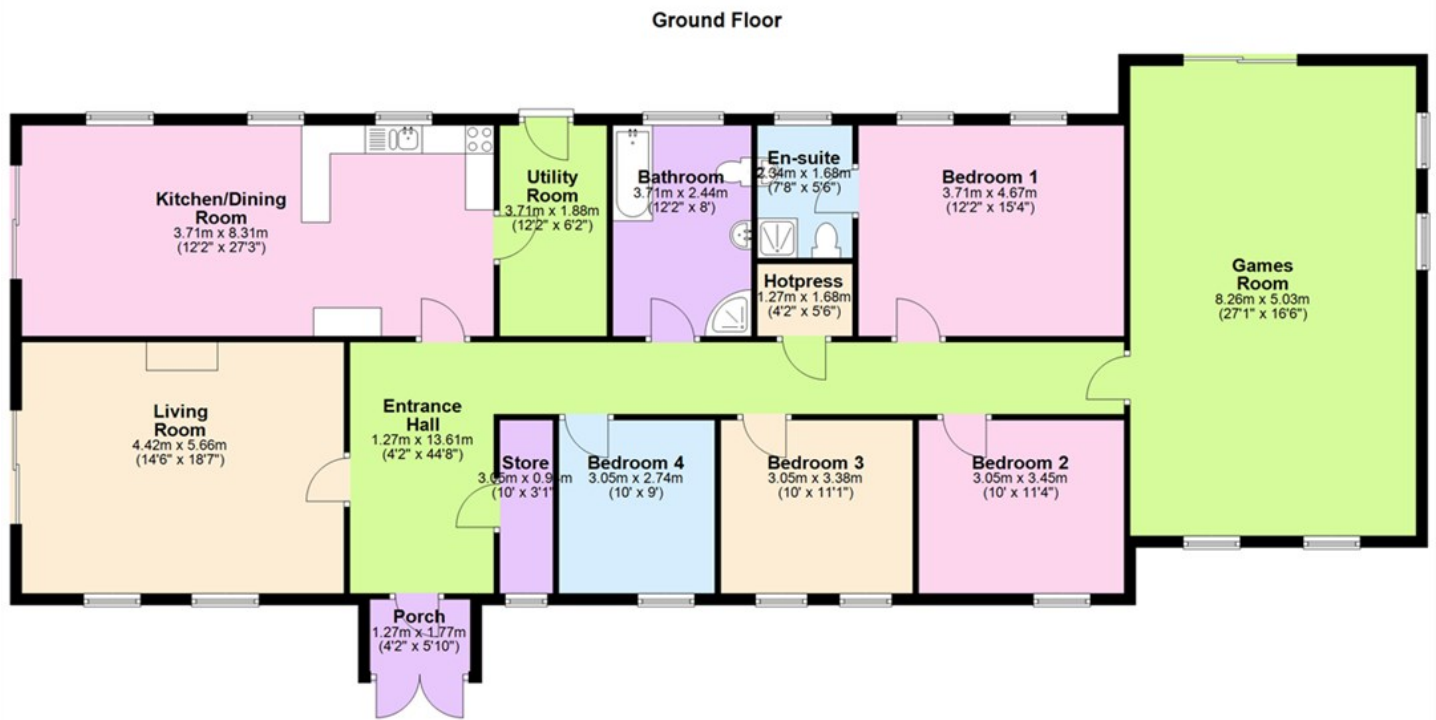


## Directions

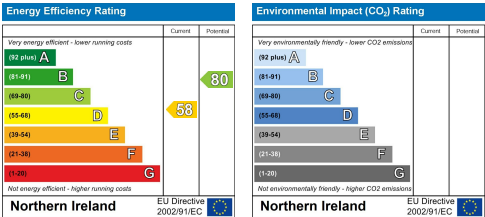




Floor Plan



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BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DONAGHADEE 028 9188 8000	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



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