



39 Ballyalgan Road, Crossgar, BT30 9NQ

Asking price £450,000

MCCARTHY SALES & LETTINGS are delighted to welcome to the market this beautifully extended detached chalet bungalow within the outskirts of Crossgar & Saintfield. Situated on a quiet countryside road, this excellent property is perfect for those looking for country living and additional living space.

The extensive internal living space comprises a modern open plan kitchen with separate utility, living room with open fire, conservatory, six bedrooms (including master with ensuite), a work from home space and plenty of built-in storage throughout. Built circa 1995, this handsome bungalow was further extended in 2021 providing additional space in the kitchen, with bi-fold doors opening out to the private garden space. The property is in immaculate condition throughout and fitted with alarm system and high speed fibreoptic internet.

The exterior consists of a detached double garage, fitted with electric and plumbed with WC, as well as off street parking for multiple vehicles and spacious, private gardens. The property further benefits from oil fired central heating, double glazed windows throughout and input for generator power. Approx 25 minute commute from Belfast and within close proximity to Crossgar, Saintfield & Killinchy.

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- Detached Chalet Bungalow
- Six Bedrooms
- Excellent Condition Throughout
- Detached Double Garage
- Master With Ensuite
- Beautifully Designed Kitchen with Utility
- Extended In 2021
- Three Receptions
- Approx 3300 sq ft

DOWNSTAIRS

Hallway

33'06 x 17'07 (10.21m x 5.36m)
Hotpress and built in storage

Living Room

16'09 x 15'02 (5.11m x 4.62m)
Open Fire. Vaulted Ceiling.

Sunroom

11'9" x 10'7" (3.6m x 3.25m)

Kitchen

26'4" x 20'0" (8.05m x 6.1m)
Beautiful integrated kitchen with range of high/low units with painted timber doors & quartz worktops, fridge/freezer, range cooker, island, stainless steel undermount sink, tiled flooring, wine cooler, NEFF dishwasher, bifold doors to rear garden. Optional open fire with back boiler linked to central heating.

Utility

15'09 x 6'11 (4.80m x 2.11m)
Plumbed for hot/cold water, PVC door to rear garden. Cloakroom (2.05m x 0.6m)

Master Bedroom With Ensuite

13'11 x 12'08 (4.24m x 3.86m)
Built in storage, ensuite

Ensuite

7'4" x 5'10" (2.25m x 1.8m)
Low flush WC, vanity unit and corner walk in shower

Bedroom Two

11'10 x 10'07 (3.61m x 3.23m)

Bedroom Three

11'10 x 10'11 (3.61m x 3.33m)
Built in storage in walnut

Family Bathroom

9'8" x 6'10" (2.95m x 2.10m)
Low flush WC, pedestal wash basin, panel bath, corner walk in power shower, tiled flooring

Dining Room

11'10 x 10'11 (3.61m x 3.33m)

UPSTAIRS

Bedroom Four

16'01 x 9'08 (4.90m x 2.95m)
Velux windows

Bedroom Five

20'01 x 8'09 (6.12m x 2.67m)
Walk in wardrobe (2.05m x 1.7m)

Bedroom Six

16'10 x 9'04 (5.13m x 2.84m)
Work from home space with built in eaves storage. Can be used as additional bedroom.

Bathroom

7'6" x 6'8" (2.30m x 2.05m)
Low flush WC, pedestal wash basin, bath with overhead shower. Lino flooring. Velux window

OUTSIDE

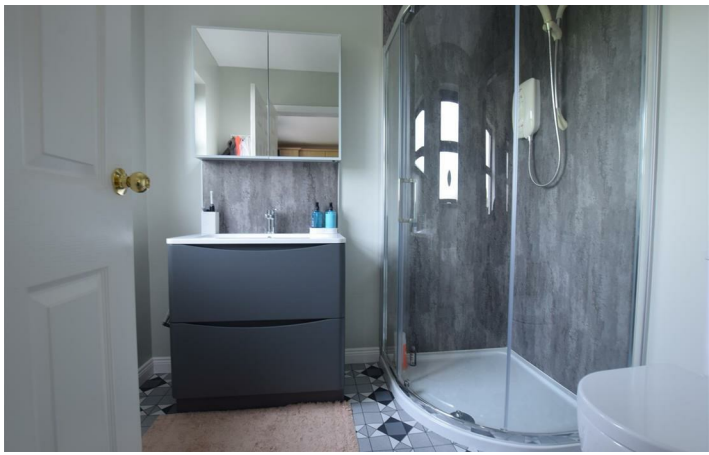
Enclosed gardens with mature trees & shrubbery, private outlook, off street parking for multiple vehicles, floor lights, pond

Double Garage

19'10 x 19'07 (6.05m x 5.97m)
Fitted with electric and plumbed, WC, input for generator, electric shutter doors







| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) 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 | | |
| Northern Ireland | 65 | 66 |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Northern Ireland | | |
| EU Directive 2002/91/EC | | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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