



70 Lisburn Road, Ballynahinch, BT24 8TT

Asking price £229,950

SIMPLE ABODE are delighted to welcome to the market this excellent detached bungalow with paddock on the outskirts of Ballynahinch. Comprising living room with wood burning stove, three bedrooms (two with built in storage), a modern kitchen with appliances and recently fitted bathroom with walk in shower.

The exterior of this handsome cottage is where it sets itself apart. Spacious gardens & a 0.5 acre (approximate) paddock are included. The enclosed courtyard comprises a summer house, concrete shed and greenhouse for storage, work and leisure.

The property is within close proximity to Ballynahinch providing convenience.

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- Detached Bungalow
- Spacious Gardens
- Close To Amenities
- Three Bedrooms
- Summer House
- Modern Bathroom & Kitchen
- Paddock

Living Room

15'8 x 13'2 (4.78m x 4.01m)

Brick fireplace with wood burning stove.

Kitchen/Dining

14'8 x 9'0 (4.47m x 2.74m)

Range of high/low units including cooker, yard with summer house fitted with washing machine and sink. Patio door to electric. Outbuilding for further enclosed rear yard.

Bathroom

9'8 x 5'9 (2.95m x 1.75m)

Modern bathroom with walk in shower, low flush WC & pedestal wash basin.

Tiled flooring.

Bedroom One

11'7 x 15'3 (3.53m x 4.65m)

Built in storage

Bedroom Two

10'7 x 6'6 (3.23m x 1.98m)

Built in storage

Bedroom Three

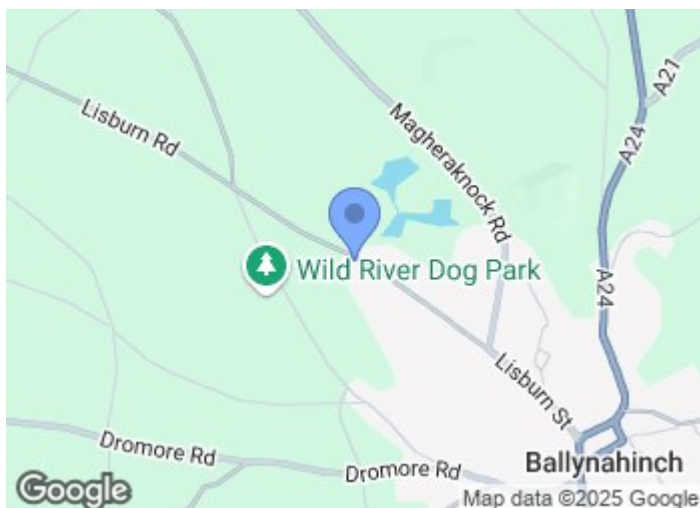
13'8 x 7'4 (4.17m x 2.24m)

OUTSIDE

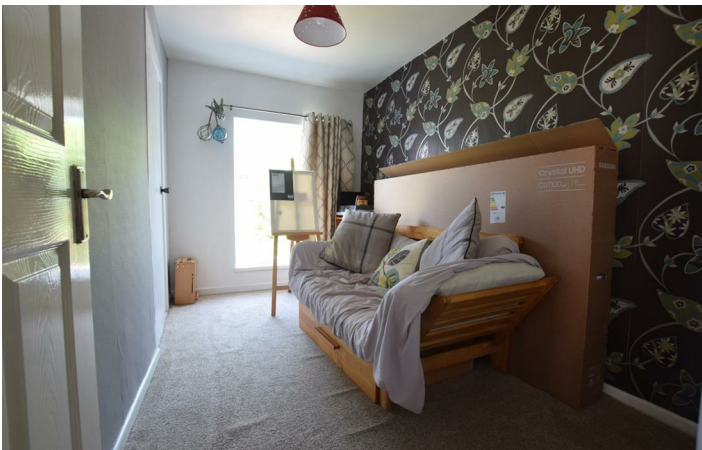
Spacious gardens surround the property at front, side and rear. Enclosed court storage/workshop. Greenhouse and storage container.

Paddock

Circa 0.5 acres. Situated opposite property.



Tel: 02844898048





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	49	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	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		
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Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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