



## **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.

# 70 Lisburn Road, Ballynahinch, BT24 8TT

Asking price £229,950



- 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	49
(21-38) <b>F</b>	53
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Kilmore Road, Crossgar, Down, BT30 9HJ  
 T: 02844898048 | E: info@simpleabode.co.uk  
 www.simpleabode.co.uk