

**Tim Martin**  
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Offers Around  
£500,000

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## SUMMARY

Situated on an elevated position enjoying pleasing views over the surrounding countryside, this recently constructed family residence offers the opportunity to purchase a spacious family home constructed to the highest standards and offering versatile impeccably appointed accommodation to suit the most discerning purchasers.

Considerable thought was brought to the design of the residence including a beautifully appointed lounge and a generous open plan kitchen, living, dining room which seamlessly opens onto the rear patio. The ground floor is further complimented by two excellent sized bedrooms including the principal bedroom, which enjoys a dressing room and ensuite shower room and a family bathroom, fitted with a contemporary white suite. The first floor comprises of three well proportioned bedrooms and a shower room.

Outside a spacious driveway provides excellent parking to the front, side and rear of the residence and makes way to the detached garage with laundry room and WC. Beautifully manicured gardens are laid out in lawn with a spacious paved patio area boasting excellent entertaining space for all the family to enjoy.

The property is ideally located in the heart of the country and enjoys easy access to a wide range of schools close by, with Spa golf club, Ballynahinch rugby club, St Colman's GAC, Montalto Estate and delightful walks a stone throws away.

## FEATURES

- Recently Constructed Detached Family Residence Extending to Approximately 2500 Sqft
- Finished to an Exceptional Standard with Oak Doors Throughout, Carpet and or Engineered Wood Floors to the Principal Rooms
- Beautifully Appointed Lounge
- Five Bedrooms Including the Principal Bedroom with Dressing Room and Ensuite Shower Room
- Contemporary Fitted Kitchen Open Plan to a Bright and Spacious Living and Dining Area
- Ground Floor Bathroom and First Floor Shower Room – Both with Modern White Suites
- Detached Garage with Laundry Room and WC
- Air Circulating System, Smart Alarm System Installed and External Lighting
- Bitmac Driveway with Electronically Operated Gate
- Ideally Located in the Heart of The Country with Ease of Access to a Wide Range of Schools, Montalto Estate, St Colman's GAC and Spa Golf Club

## **Reception Hall**

**25'4 x 9'1 (7.72m x 2.77m )**

Engineered wood floor; large walk in cloak cupboard; hotpress with Aquagold pressurised hot water cylinder; LED spotlights; heating thermostat.

## **Lounge**

**16'2 x 12'0 (4.93m x 3.66m )**

Inglenook fireplace with flue for enclosed stove; TV aerial and telephone connection point.

## **Family Room**

**14'8 x 14'5 (4.47m x 4.39m )**

Inglenook fireplace with enclosed cast iron stove on slate hearth; pine beam mantle on carved corbels; engineered wood floor sliding patio door with side panel; TV aerial and telephone connection points; LED spot lighting; open plan to:-

## **Kitchen / Dining Room**

**27'1 x 16'4 (8.26m x 4.98m)**

Maximum Measurements

Carron Phoenix 1½ tub ceramic sink unit with brushed steel swan neck mixer taps; extensive range of laminate eye and floor level cupboards and drawers, matching under cupboard and bin drawer; integrated Beko dishwasher; integrated Smeg electric and gas range cooker with 5 ring gas hob and two ovens; extractor unit and light over; Corian worktops and breakfast bar; integrated Samsung American fridge with wine rack over; LED spot lighting; engineered wood floor.

## **Rear Hallway leading to:-**

### **Master Bedroom**

**14'8 x 10'3 (4.47m x 3.12m )**

TV aerial connection point.

### **Dressing Room**

**7'2 x 6'5 (2.18m x 1.96m )**

### **Shower Room**

**7'1 x 6'5 (2.16m x 1.96m )**

White suite comprising quadrant shower cubicle with thermostatically controlled shower and PVC clad walls; sliding glass shower doors and side panels; vanity unit with wash hand basin and chrome mono mixer tap; cupboards under; close coupled WC; LED spot lights; extractor fan.

### **Bedroom 2**

**14'6 x 11'9 (4.42m x 3.58m )**

TV aerial and telephone connection point.

### **Principal Bathroom**

**9'10 x 7'2 (3.00m x 2.18m )**

Contemporary white suite comprising free standing bath with black mixer taps and telephone shower attachment; rectangle shower cubicle with matching thermostatically controlled multi head shower PVC clad walls; glass shower door and side panels; vanity unit with fitted wash hand basin and matching mono mixer tap cupboard and drawer under; close coupled WC; mirror over; wall mounted heated towel radiator; LED spot lighting; extractor fan.

### **First Floor Landing**

2 Velux ceiling windows; built in storage cupboards; twin air circulating ceiling vents; LED spot lights.

### **Bedroom 3**

**19'2 x 16'2 (5.84m x 4.93m )**

Semi vaulted ceiling with 4 Velux ceiling windows and fire escape window; TV aerial and telephone connection point.

### **Bedroom 4**

**16'7 x 9'5 (5.05m x 2.87m )**

Semi vaulted ceiling with twin Velux ceiling windows and fire escape window; LED spotlights; high level TV aerial and telephone connection points and double power sockets.

### **Bedroom 5**

**16'7 x 9'4 (5.05m x 2.84m )**

Semi vaulted ceiling with twin Velux ceiling windows and fire escape window; LED spotlights; high level TV aerial and telephone connection points and double power sockets.

### **Shower Room**

**13'1 x 6'2 (3.99m x 1.88m)**

Maximum Measurements

White suite comprising rectangle tiled shower cubicle with thermostatically controlled multi head shower; glass sliding shower door and side panels; PVC clad walls; vanity unit with fitted wash hand basin and chrome mono mixer tap; cupboard under; close coupled WC; chrome heated towel radiator; semi vaulted ceiling with twin Velux ceiling window; extractor fan.

### **Outside**

Rendered entrance pillars and wall leading to mobile controlled electronic sliding entrance gate to bitmac drive with ample parking to front and side of the residence and leading to:-

### **Detached Garage**

**19'3 x 15'0 (5.87m x 4.57m )**

Electronically operated roller door; Grant condensing oil fired boiler; ample light and power points; door to:-

### **Laundry Room**

**5'10 x 5'9 (1.78m x 1.75m )**

Single drainer stainless steel sink unit with brushed steel swan neck; mixer taps; range of eye and floor level cupboards and storage shelves; plumbed and space for washing machine; door to:-

### **WC**

**5'11 x 4'3 (1.80m x 1.30m )**

White suite comprising vanity unit with fitted wash hand basin and chrome mono mixer tap; cupboards under; close coupled WC; radiator.

### **Gardens**

Spacious gardens to front, side and rear of residence sown down to lawns with feature flagged paths and generous patio to rear enjoying a South Westerly aspect and pleasing views over the fields.

### **Capital / Rateable Value**

£230,000. Rates Payable = £2335.88 Per Annum (approx)

### **Tenure**

Freehold

















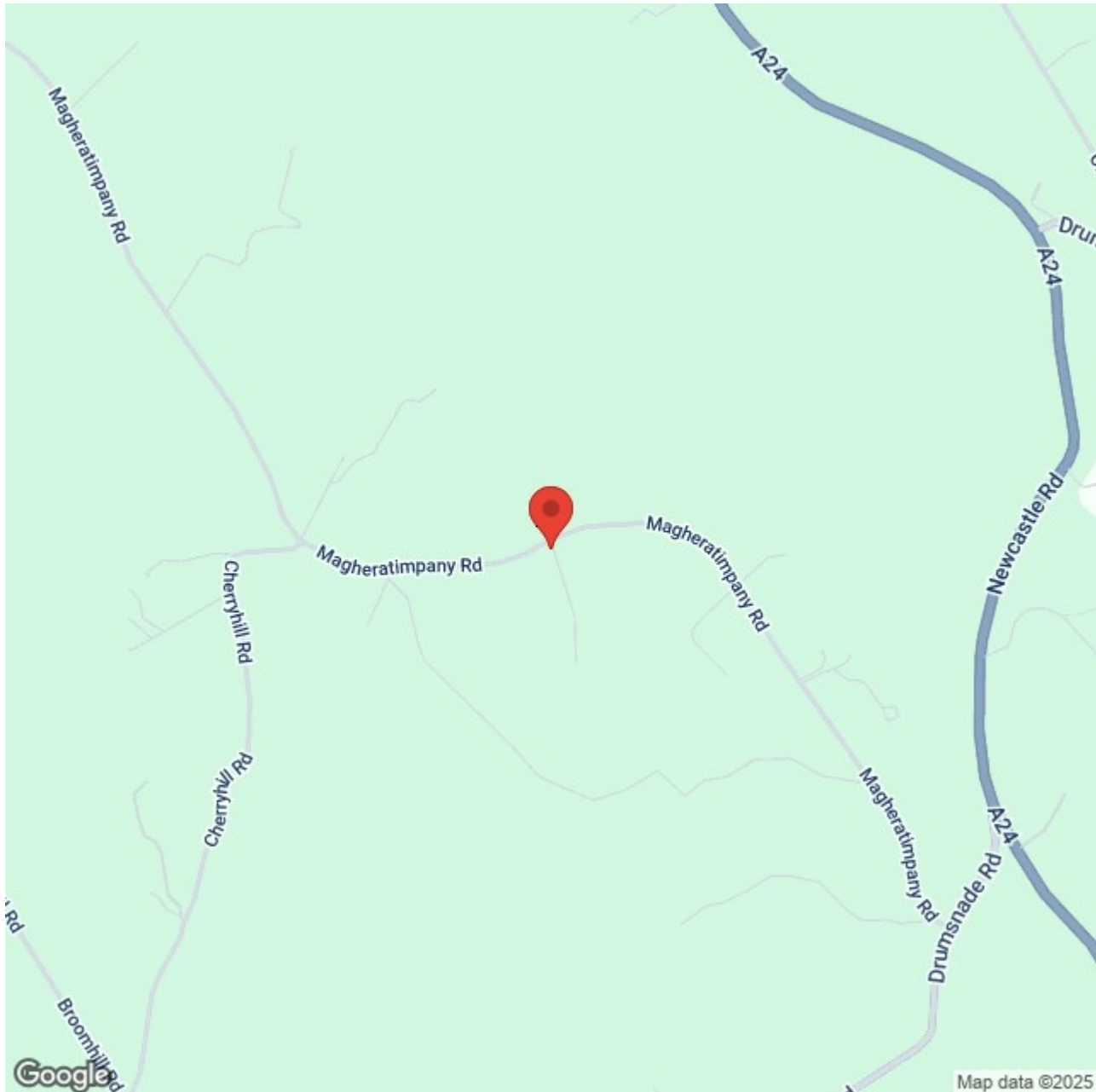












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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