



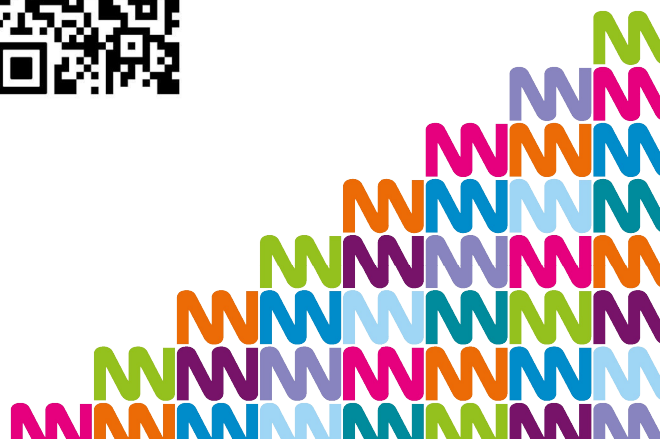
54 Cherryhill Road
Ballynahinch
BT24 8NW

**Offers In The
Region Of £425,000**

- Exclusive Country Home
- Three Bed, Detached
- Extensive Gardens
- Superb Finish Throughout
- Spacious Lounge with Woodburning Stove
- Separate Utility Area
- Downstairs Wetroom with WC
- Detached Garage
- Oil Fired Central Heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Located in the serene countryside of County Down this charming detached house on the Cherryhill Road is just a short 10-minute drive from Ballynahinch and in close proximity to The Spa, the residence combines the best of both worlds - peaceful countryside living with easy access to local amenities. The property, built approximately 100 years ago with renovations over the years, exudes a timeless charm while offering all the amenities for modern living.

Stepping inside, you'll be greeted by a warm and welcoming atmosphere, with undisturbed views that create a sense of tranquillity. The primary bedroom is a true highlight, boasting a walk-in wardrobe for all your storage needs and an external featured balcony.

Accessed via a private lane and situated on a sizeable site, there is ample space for outdoor activities and gardening enthusiasts, with mature gardens, and a detached garage.

Accommodation

As you step inside, you are greeted by an entrance hall leading onto two inviting reception rooms and an internal staircase to the first floor. To the right a spacious lounge with a wood burning stove, to the left a separate dining area with a gas fire, from the dining area you can access a downstairs wet room adding a touch of modern convenience to this traditional home. The kitchen benefits from a central island with sink, integrated under counter fridge, integrated under counter freezer, Smeg dishwasher, Smeg combo oven / microwave. The kitchen provides access to a separate utility room and external door to the side of the property.

On the first floor a lovely bright and spacious landing with a family bathroom with a bath and separate Aqualisa power shower, three bedrooms with the primary bedroom offering a walk in wardrobe and featured balcony.

Outside

The property is accessed by a private lane and on approach you will be greeted with a sweeping gravel driveway. Thought has gone into the design of the beautifully matured gardens with ideal planting position of the shrubs and plants forming areas of the garden to relax from the Pergola to the entertaining area's.... Just unwind and enjoy country living. There is also a detached garage with WC.

Contact

For more information or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to ballynahinch@quinnestateagents.com

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura Mclean from Ritchie & Mclean Mortgage Solutions. Laura can be contacted on 07731435310



54 Cherryhill Road, Ballynahinch

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

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