

# **BALLYNAHINCH BRANCH**

2 Main Street, Ballynahinch, County Down, BT24 8DN

0289 756 1155

ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDG



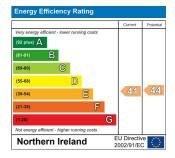






53 LISTOODER ROAD

Crossgar Saintfield BT30 9JF



# 53 Listooder Road Crossgar, Saintfield, BT30 9JF















#### **Entrance Porch**

Cedar solid wooden flooring. Double doors to:

#### Livina Room

16'2 x 16'2 (4.93m x 4.93m)

Cedar solid wooden flooring. Feature fireplace with double sided multi fuel stove. Cornicing. Stairs to first floor. Window Cloakroom seat

#### **Dining Room**

15'06 x 12'8 (4.72m x 3.86m)

Feature fireplace with double sided multi fuel stove. Cornicing. Built in display units. Double doors to:

#### Garden room

17'8 x 13'10 (5.38m x 4.22m)

Tiled flooring. Spotlights on ceiling. Amtico floor. Cedar wooden panelling on ceiling. Double doors to patio area and First floor gardens.

### **Drawing Room**

16'03 x 15'08 (4.95m x 4.78m)

Feature Marble fireplace. Double aspect onto garden and terrace area. Cornicing.

### Kitchen/dining/living

24'2 x 14'5 (7.37m x 4.39m)

High and low level units with Aga range. Recess for cooker, dishwasher and microwave. Stainless steel sink unit. Stainless steel bowl sink beside Aga, Tiled at splashback. Double doors to terrace and garden area. Laminated

## **Utility Room**

14'06 x 13'02 (4.42m x 4.01m)

High and low level units with recess for washing machine and dishwasher. Stainless steel sink unit. Tiled at

Built in storage units.

#### **Ensuite Shower Room**

White low flush w.c., wash hand basin, shower cubicle with power shower. Tiled floor. Steps up to:

#### **Guest Bedroom**

14'03 x 12'08 (4.34m x 3.86m)

Spotlights. Door to courtyard. Built in robes. Could be used for granny flat or ideal for boomerang kids.

landing area. Storage room (could be easily converted to shower room).

### **Master Bedroom**

16'01 x 8'1 (4.90m x 2.46m)

Front facing views onto garden. Ensuite with large walk in Land shower with power shower and rain shower, low flush w.c. and pedestal wash hand basin. Fully tiled.

### **Bedroom Two**

12'2 x 10'0 (3.71m x 3.05m)

Front facing onto garden area. Currently being used as dressing room.

### **Bedroom Three**

16'02 x 13'01 (4.93m x 3.99m)

Double aspect with views onto garden, stream and courtyard.

### **Family Bathroom**

14'07 x 10'03 (4.45m x 3.12m)

Free standing claw and foot bath, low flush w.c., pedestal wash hand basin, corner shower cubicle with wall shower. splashback. Laminated flooring. Airing cupboard. Step up to: Cedar solid wooden flooring. Part panelled walls. Large airing cupboard. Walk in wardrobe.

#### Garage

48'2 x 17'5 (14.68m x 5.31m)

Good sized garage with parking for 4 cars. Up and over

17'5 x 14'6 (5.31m x 4.42m)

15 x 11'6 each (4.57m x 3.51m each)

Accessed via courtyard.

Surrounded by mature shrubs and trees and accessed via paved driveway to courtyard, outbuildings and ample parking. Access to tennis courts and surrounding land.

Map attached of land approx 7.5 acres.

# Outbuildings

No 1 - Approx 1500 sq ft No 2 - Approx 1800 sq ft No 3 - Approx 1500 sq ft



# **Directions**











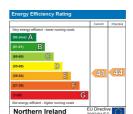


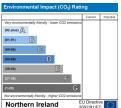




# **Floor Plan**

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.





# ULSTERPROPERTY SALES.CO.UK

ANDERSONSTOWN 028 9060 5200 BALLYHACKAMORE 028 9047 1515 **BALLYMENA** 028 2565 7700

**BALLYNAHINCH** 028 9756 1155 **BANGOR** 028 9127 1185

**CAUSEWAY COAST** 0800 644 4432 **CAVEHILL** 028 9072 9270 **CARRICKFERGUS** 028 9336 5986 **DOWNPATRICK** 028 4461 4101

FORESTSIDE 028 9064 1264 **GLENGORMLEY** 028 9083 3295 **MALONE** 028 9066 1929

**NEWTOWNARDS** 028 9181 1444 RENTAL DIVISION 028 9070 1000



