

**Tim Martin**  
—  
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**'Blaine Lodge'**  
**60 Crossgar Road**  
**Ballynahinch**  
**BT24 8XS**

**Offers Around**  
**£175,000**

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## SUMMARY

### CASH OFFERS ONLY

A spacious detached residence set in mature, generous gardens and located within walking distance of the town centre.

The property includes, lounge, family room, kitchen, laundry room, three bedrooms and bathroom at first floor level, master bedroom and adjoining bathroom at second floor level and a large library/games room at lower ground floor level. The property is accessed via electronically operated gates.

The property is in need of extensive renovation and modernisation but provides the purchaser with an opportunity to acquire a home with loads of potential and the opportunity to create their ideal home with the option to provide a home office or bedsit for a family member if desired.

### FEATURES

- Cash Offers Only
- Spacious Detached Residence Set In Mature Generous Gardens
- Two Reception Rooms
- Library / Games Room At Lower Ground Floor Level
- Two Bathrooms (First Floor And Second Floor)
- Four Bedrooms
- Laundry Room
- Generous Gardens To Front, Sides And Rear
- Within Walking Distance Of The Town Centre
- The Property Requires Extensive Renovation And Modernisation



## **Entrance Hall**

Ceramic tiled floor.

## **Cloakroom**

Coloured suite comprising, close coupled wc; wash hand basin; tiled floor.

## **Library**

**32'9 x 17'0 (9.98m x 5.18m)**

Ceiling spot lights; door to garden; two wall lights; built-in cupboard.

## **Store Room**

## **First Floor**

### **Landing**

### **Family Room**

**28'6 x 9'7 (8.69m x 2.92m)**

White and green marble fireplace; two wall lights; corniced ceiling.

### **Lounge**

**35'11 x 12'4 (10.95m x 3.76m)**

White and green marble fireplace and hearth with gas coal effect fire, hardwood mantle over; two wall lights and three picture lights; sliding patio door and side panel to terrace; corniced ceiling.

### **Kitchen**

**21'11 x 10'2 (6.68m x 3.10m)**

1½ tub single drainer stainless steel sink unit with chrome mono mixer tap; range of laminate eye and floor level cupboards and drawers; formica worktops; space for range cooker; part tiled floor and part tiled walls; plumbed for dishwasher.

### **Back Hall**

Tiled floor.

### **Laundry Room**

**8'1 x 7'0 (2.46m x 2.13m)**

'Worcester' oil fired boiler; single drainer stainless steel sink unit; plumbed for washing machine.

### **Bathroom**

**11'10 x 6'4 (3.61m x 1.93m)**

Coloured suite comprising, panelled bath with thermostatically controlled shower over; pedestal wash hand basin; close coupled wc; tiled walls and floor; built-in bathroom cabinet.

### **Bedroom 1**

**12'5 x 9'11 (3.78m x 3.02m)**

Built-in wardrobe with mirrored sliding doors.

### **Bedroom 2**

**9'1 x 8'11 (2.77m x 2.72m)**

Wood laminate floor; door to bedroom 3.

### **Bedroom 3**

**9'11 x 9'0 (3.02m x 2.74m)**

Wood laminate floor.

## **Second Floor**

### **Bathroom**

**9'5 x 6'4 (2.87m x 1.93m)**

White suite comprising, corner bath with chrome pillar mixer taps and telephone shower attachment; pedestal wash hand basin with illuminated mirror fronted bathroom cabinet over; quadrant tiled shower cubicle with 'Aqualisa' shower; glass sliding shower doors and side panels; chrome heated towel radiator; ceramic tiled floor; 12 volt spot lighting.

### **Bedroom 4**

**22'1 x 12'5 (6.73m x 3.78m)**

Patio doors to terrace; 12 volt ceiling lighting.

## **Outside**

Double galvanised wrought iron gates and cattle grid to bitmac drive.

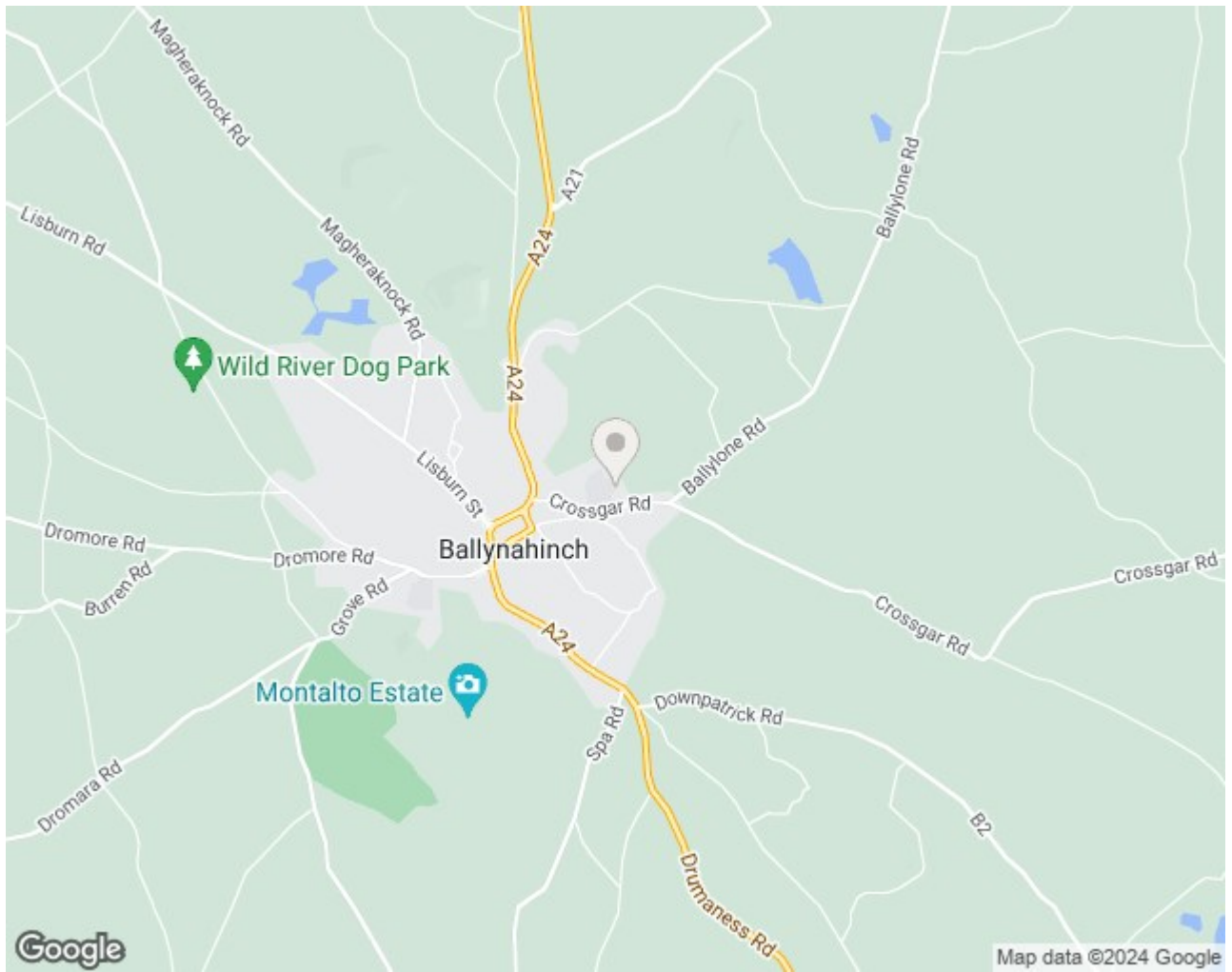
## **Gardens**






Gardens to front, sides and rear laid out in lawns and planted with a fine selection of trees and shrubs including, Hebe, Flowering Cherry, Silver Birch, Willow, Rowan and Maple combining to provide colour and interest and a private setting for the property.

## **Capital / Rateable Value**

£250,000 = Rates Payable £2429.50 Per Annum (Approximately)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	31	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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