

25 Old School House Mews, Ballinderry Lower, Lisburn, BT28 2XQ



**PRICE Offers Over
£264,950**



We are delighted to offer the rare opportunity to purchase 25 Old School House Mews. An exceptionally well-presented three-bedroom detached family home, offering spacious and thoughtfully designed accommodation in the heart of the ever-popular village of Ballinderry. Finished to a high standard throughout, the property boasts a bright family lounge, contemporary shaker-style kitchen with integrated Bosch appliances and generous dining space, together with a luxury principal bedroom ensuite and beautifully maintained private rear gardens. Enjoying a peaceful semi-rural setting with views over the surrounding countryside, while remaining within easy reach of Antrim, Lisburn, Belfast and Belfast International Airport, this superb home is ideally suited to modern family living. Early viewing is strongly recommended.

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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
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FEATURES

- Spacious three-bedroom detached family home extending to approximately 1,314 sq. ft
- Bright and welcoming family lounge with feature inglenook fireplace, ready for an installation of a multi-fuel stove
- Contemporary shaker-style kitchen with integrated 'Bosch' appliances and generous informal dining area
- Practical utility room with additional storage and separate side access
- Principal bedroom with spacious luxury ensuite shower room
- Modern family bathroom and convenient ground floor WC finished to a high standard
- Fully enclosed, private rear garden with paved patio, generous lawn and excellent outdoor entertaining space
- Oil-fired central heating, PVC double glazed windows, PVC fascia and soffit boards and high energy efficiency for low-maintenance living
- Beautiful views over the surrounding countryside from the first floor bedrooms
- Situated in the sought-after village of Ballinderry, offering a peaceful semi-rural setting while remaining within easy commuting distance of Antrim, Crumlin, Lisburn, Belfast and Belfast International Airport

ACCOMMODATION

ENTRANCE HALL

Composite front door with glazed panel above leading to a wide and welcoming entrance hall. Broad board wood-effect tiled flooring. Gable window. Cloaks cupboard. Broadband point. Double radiator.

FAMILY LOUNGE

16'3" x 11'2" (at max) (4.970m x 3.408m (at max))

Picture window. Feature 'inglenook' fireplace suitable for the installation of a multi-fuel stove with herringbone tiled inset and slate hearth. Wood laminate flooring. Television and telephone points. Double radiator.

GROUND FLOOR WC

Modern white suite comprising a half pedestal wash hand basin with chrome 'monobloc' mixer tap and a low flush push-button WC. Broad board wood-effect tiled flooring with matching tiled skirting. Extractor fan. Gable window. Single radiator.

KITCHEN WITH INFORMAL DINING

18'7" x 16'9" (at max) (5.669m x 5.125m (at max))

Excellent range of light grey high and low level 'shaker' style kitchen units with complementary work surfaces and matching upstands. One and a quarter bowl stainless steel sink unit with chrome mixer tap and shelving above. Integrated appliances include a 'Bosch' four-ring induction hob with angled glass extractor canopy, 'Bosch' mid-level double oven and grill, integrated fridge freezer and dishwasher. Wired for under-cabinet lighting. Low voltage recessed LED downlighting. Large sun annex dining area providing exceptional natural light. Fully tiled flooring. Television point. Double radiator.

UTILITY ROOM

Matching range of high and low level units with complementary work surfaces. Space for washing machine and tumble dryer. Fully tiled flooring. Single radiator. Composite double glazed door providing access to the side.

FIRST FLOOR LANDING

Access to roof space. Large linen cupboard. Single radiator.

PRINCIPAL BEDROOM

16'3" x 10'3" (4.978m x 3.135m)

Double radiator. Door to;

ENSUITE

7'10" x 7'3" (2.402m x 2.218m)

Spacious luxury ensuite comprising a large enclosed quadrant shower cubicle with thermostatic mains shower, fully tiled surround and sliding glazed doors. Half pedestal wash hand basin with chrome 'Monobloc' mixer tap and floor-to-ceiling tiled splashback. Low flush push-button WC. Fully tiled flooring with matching tiled skirting. Low voltage recessed downlighting. Extractor fan. Chrome heated towel radiator.

BEDROOM 2

12'6" x 10'3" (3.825m x 3.136m)

Views over the surrounding countryside. Double radiator.

BEDROOM 3

12'1" x 7'10" (at max) (3.699m x 2.411m (at max))

Views over the surrounding countryside. Built-in storage recess. Double radiator.

FAMILY BATHROOM

10'3" x 6'4" (3.137m x 1.955m)

Modern white suite comprising a double-ended panel bath with chrome mixer tap and thermostatic mains shower over with glazed shower screen and fully tiled splashback. Half pedestal wash hand basin with chrome 'Monobloc' mixer tap and floor-to-ceiling tiled splashback. Low flush push-button WC. Fully tiled flooring with matching tiled skirting. Low voltage recessed downlighting. Extractor fan. Gable window. Chrome heated towel radiator.

OUTSIDE

Fully enclosed rear garden offering excellent privacy. Six-foot timber fencing with pedestrian gates to either side. Paved patio with decorative purple shale stone border leading to a large, well-maintained lawn. Concrete base for a timber shed. 'Warmflow' oil-fired combi boiler. PVC oil storage tank. Outside lighting. Outside Power sockets and tap. To the front a side tarmac drive with off-street parking for two cars. Neat lawn. Outside lighting. Paved pathway with purple shale stone bordering leading to front door.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note, none of the services or appliances have been tested at this property.

Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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