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59 WILLOW LODGE

Ballinderry Upper BT28 2WL

Offers around

£339,950















This spacious five-bedroom detached home offers a well-balanced layout over two floors. The ground floor comprises an elegant living room, a generous open-plan kitchen and dining area, a sunroom, a utility room, a WC and another useful feature: a versatile ground-floor bedroom with en-suite and walk-in wardrobe, suitable for multi-generational living or guests. Upstairs, there are four further well-proportioned bedrooms and bathrooms, including a master bedroom with en-suite and walk-in wardrobe.

Conveniently located just off the A26, the property offers excellent transport links to Belfast, Lisburn, Craigavon and Mid-Ulster (via the M1). The City Centre is approx. 17 minutes drive, while Moira Train Station, with its Park & Ride facility, provides a convenient public transport option for commuters and students alike.

The area is particularly well suited to families, with a choice of good primary schools, including Maghaberry, Ballinderry, Ballycarrickmaddy or Meadow Bridge. Regular bus service supports students feeding into Friends', Wallace, Laurelhill, Lurgan College and Banbridge Academy.

A wide range of local amenities are close at hand, including a large Eurospar, pharmacy, hair salon, coffee shops, restaurants and takeaway outlets. Craigavon Area Hospital and Belfast International Airport are both within approximately 20 minutes' drive.

Viewing: a must!

- A deceptively spacious detached residence with a separate detached garage and sun room to the rear
- Five generous bedrooms, master bedroom and guest bedroom with modern style ensuite shower rooms and walk in wardrobes
- Bright and spacious hallway with a PVC double glazed front door and side light. Spindled staircase to the first floor accommodation
- Elegant living room with a beautifully designed fireplace with cast iron inset. Open fire. Double doors leading into the open plan kitchen / dining room
- Very attractive fitted kitchen with ample high and low level cabinetry including a built in oven and inset hob with extractor fan above. Tiled floor. Partially tiled walls
- Separate utility room with fitted units and space for a washing machine. PVC double glazed rear door
- Downstairs WC and wash hand basin
- Sun room at the rear with a vaulted timber panelled ceiling. Double doors leading to the rear garden
- Shower room on the first floor with with a contemporary style suite including a shower cubicle, WC and wash hand basin
- Detached garage with garage door and a separate service door
- PVC double glazed windows
- Oil fired central heating
- Neat gardens with mature trees and shrubs. Patio areas at the rear including a timber decked dining area. Tarmac driveway and parking area

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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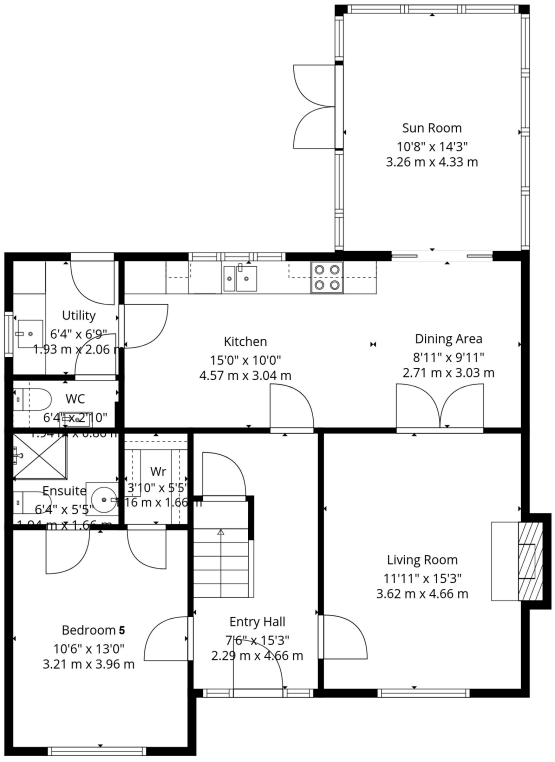




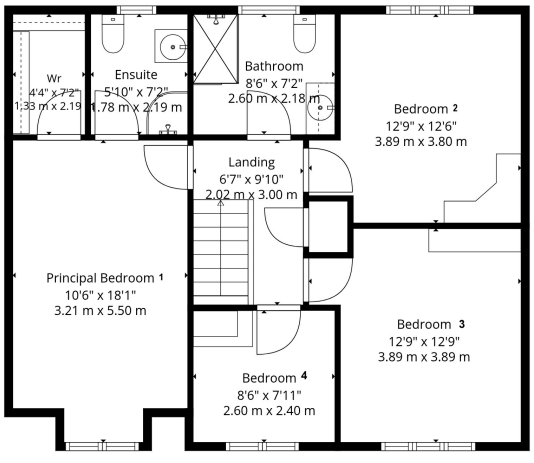


59 Willow Lodge, Ballinderry Upper

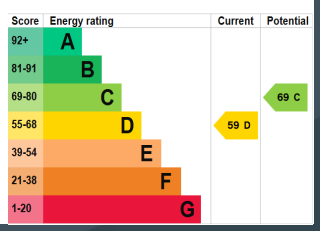




1st Floor



2nd Floor



TOTAL: 1706 sq. ft, 159 m2

1st floor: 936 sq. ft, 87 m2, 2nd floor: 770 sq. ft, 72 m2

EXCLUDED AREAS: UTILITY: 43 sq. ft, 4 m2, FIREPLACE: 7 sq. ft, 1 m2, WALLS: 133 sq. ft, 12 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

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