



39a Crumlin Road represents a unique opportunity to acquire a fantastically appointed five-bedroom detached family home providing an extensive private site circa 1.3 acres with additional outbuildings positioned in Upper Ballinderry. Having been extensively updated and providing fixtures and fittings to the highest standard throughout by the current owners, 39a provides a blank canvas with nothing needing done apart from simply moving in.

The ground floor of the property comprises of a spacious reception hall, front living room, separate dining room, open plan kitchen living dining space with bespoke fully fitted kitchen and breakfast island, sun room with wood burner, two utility rooms, separate WC, four ground floor bedrooms, main bedroom with en-suite bathroom and a further separate family bathroom with white suite. The first floor the property provides a further well-appointed double bedroom, separate shower room with white suite and an upstairs lounge / games room which could also function as a further bedroom or office space for working from home.

The property further benefits from UPVC double glazing throughout, oil fired central heating, sweeping tarmac driveway and ample private off-street parking for several cars, boats and mobile homes to the front and rear, a detached double garage with a further outbuilding that could be used as a workshop or gym and separate sheds providing excellent additional storage. Externally the property provides an immaculate site that stretches to approximately 1.3 acres with a mixture of mature flowerbeds, trees, lawns and an orchard. The property provides a beautifully tarmacked driveway with easy access to the front and rear as well as extensive outdoor patio areas that are ideal for outdoor entertaining. Early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Over
£495,000

39A Crumlin Road,
Ballinderry Upper,
LISBURN,
BT28 2JX

Viewing by
appointment with
& through agent
028 9266 1700



- Superbly Presented Five Bedroom Detached Family Home in Upper Ballinderry
- Private Site Circa 1.3 Acres with Additional Outbuildings
- Ease of Access to Local Leading Schools, Belfast International Airport and Belfast City Airport
- Excellent Transport Links to Belfast, Crumlin and Lisburn City Centres
- Five Well Appointed Bedrooms Over Ground Floor and First Floor Providing Versatile Accommodation for Modern Family Living
- Ground Floor Main Bedroom with En-Suite Shower Room and Separate Main Family Bathroom
- Front Living Room with Private Outlook and Separate Dining Room
- Open Plan Kitchen Diner with Bespoke Fully Fitted Kitchen and Range of Integrated Appliances and Breakfast Island Leading to Sun Room with Wood Burning Stove
- Two Utility Rooms and a Downstairs WC
- First Floor Bedroom, Shower Room and Lounge / Games Room Which Could also Function as a Work from Home Space
- Mature Landscaped Private Gardens Laid in Lawns with Array of Shrubs and Plantings with an Orchard to the Rear
- Extensive Outside Patio and Decking Area Ideal for Outdoor Entertaining
- Detached Double Garage and Further Detached Outbuilding with Electric Shutter
- Electric Gates Leading to a Sweeping Tarmac Driveway with Access to Front and Rear and Parking for Several Cars, Motor homes or a Private Boat, Further Secure Gate to Side
- Oil Fired Central Heating with Zonal Controls and UPVC Double Glazing Throughout, New Bounded Tank and Watchman Fuel Gauge
- Early Viewing Highly Recommended
- CCTV System & BEAM Vacuum System Throughout House

The Property Comprises:

Entrance

RECEPTION PORCH: Laminate effect flooring, glazed french doors into...

ENTRANCE HALL: Laminate effect flooring, built in hotpress with access to insulated lagged copper cylinder.



Ground Floor

LIVING ROOM: 18' 8" x 13' 8" (5.69m x 4.17m) At widest points.

Dual aspect to front and side, laminate effect wood flooring, feature fireplace with carved wooden mantelpiece, surround granite inset and hearth.

DINING ROOM: 13' 2" x 11' 2" (4.01m x 3.4m) At widest points.

Outlook to side.



BEDROOM (1): 15' 3" x 13' 7" (4.65m x 4.14m) At widest points.

Outlook to front, laminate effect flooring.

ENSUITE SHOWER ROOM: White suite comprising, low flush WC with plush button, pedestal wash hand basin with chrome mixer tap and built in vanity unit, corner shower unit with glass sliding door, fully tiled shower enclosure with electric shower and telephone attachment, matt grey heated towel rail, tiled floor and part tiled walls, frosted glass window, extractor fan.



BEDROOM (3): 14' 6" x 13' 7" (4.42m x 4.14m) At widest points. Outlook to front, laminate effect flooring, built-in storage cupboard with railings.



BEDROOM 4/OFFICE 11' 8" x 11' 6" (3.56m x 3.51m) At widest points.

High vaulted ceiling, low voltage recessed spotlighting, double Velux window, laminate effect flooring.

BEDROOM (2): 12' 2" x 11' 3" (3.71m x 3.43m) At widest points. Outlook to rear.



FAMILY BATHROOM Modern White suite comprising low flush WC, free standing bath with chrome mixer tap and telephone attachment, built in vanity unit with granite worktops and chrome mixer tap, matt grey heated towel rail, part tiled walls, tiled floor, corner shower unit with glass sliding door, electric shower with telephone attachment and fully tiled shower enclosure, extractor fan.



KITCHEN/DINING/LIVING SPACE 25' 4" x 18' 3" (7.72m x 5.56m) At widest points.

Bespoke fully fitted kitchen with range of high and low level units, Quartz stone worktops, inset sink with side drainer and Quooker tap with mixer tap, built in high level double oven and grill, built in fridge/freezer, built in dishwasher, breakfast island with built in seating area and further Quartz stone worktops, Bora induction hob with touch screen and 4 rings, built in larder with solid wood and built in wine rack and pull out drawers, tiled floor, low voltage spot lighting, floor to ceiling window, high vaulted ceiling, double Velux window, UPVC double glazed access door to rear patio area.





SUNROOM 17' 5" x 13' 1" (5.31m x 3.99m) At widest points.

Panoramic views across rolling countryside, tiled floor, cast iron wood burning stove with slate hearth, feature exposed wall, upvc double glazed doors to raised decking area.



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REAR HALLWAY: Tiled floor, upvc double glazed access door to rear garden.

UTILITY ROOM 1 10' 8" x 7' 0" (3.25m x 2.13m) At widest points. Outlook to rear, range of built in units and storage.



UTILITY ROOM 2: Range of high and low level units, Quartz stone worktops, inset stainless steel drainer sink with chrome tap, plumbed for washing machine, plumbed for tumble dryer, additional built-in storage, access to electric meter, tiled floor, extractor fan.

WC White suite comprising low flush WC, pedestal wash hand basin with chrome tap, tiled splash back, tiled floor, frosted glass window.



First Floor

LANDING: Additional built-in storage into eaves, Velux window.

BEDROOM (5): 13' 9" x 13' 2" (4.19m x 4.01m) At widest points. Outlook to rear, Velux window, additional built-in storage into the eaves, laminate effect flooring.

SHOWER ROOM: White suite comprising low flush WC, pedestal wash hand basin with chrome taps, corner shower unit with fully tiled shower enclosure, Mira sport electric shower with telephone attachment, part tiled walls, vinyl flooring, Velux window, extractor fan.



GAMES ROOM/LOUNGE 21' 0" x 14' 0" (6.4m x 4.27m) At widest points.

Outlook to side across rolling countryside, Velux window, additional built-in storage into eaves.



Outside

REAR GARDEN Extensive enclosed rear garden with array of surround mature shrubs, trees, and hedgerows.

Outside patio area and further raised decking area.

Access to oil tank and oil boiler.



Tarmac driveway, off-street parking for several cars, motor home and boat.

DETACHED GARAGE: Roller shutter, light and power

OUT BUILDING Electric roller shutter, light and power

SHED Power and light.

ORCHARD Laid in lawns with apple trees, surrounding fencing.



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TOTAL: 2842 sq. ft
 BELOW GROUND: 0 sq. ft, FLOOR 2: 2288 sq. ft, FLOOR 3: 554 sq. ft
 EXCLUDED AREAS: GARAGE: 405 sq. ft, SHED: 726 sq. ft, CLOAKROOM: 87 sq. ft,
 FIREPLACE: 13 sq. ft, LOW CEILING: 133 sq. ft, UNDEFINED: 13 sq. ft

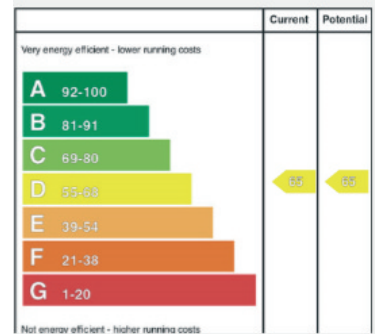
Location:

Crumlin Road is located between the Lough Road and Station Road in Upper Ballinderry.

Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
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Energy Rating

Epc Type: Domestic
 Current: D65
 Potential: D65
 EPC Landmark Code: 5401-2535-7102-0227-8506
[Epc Certificate](#)



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