

TEMPLETON  
ROBINSON



26F Lough Road,  
Ballinderry,  
Lisburn Road,  
BT28 2JY

Offers Around  
£595,000

Viewing by  
appointment with  
& through agent  
028 9266 1700





Templeton Robinson are pleased to present this most impressive, detached family home, offering a versatile high-quality finish and design located on a safe, private site with rural aspects just off the Lough Road at Upper Ballinderry, ideal for those who require convenience but who long for the tranquility of life in the countryside. The M1 motorway, the A26 airport road allowing for easy commuting to Belfast, Lisburn, Antrim and the West.

Offering a spacious reception / dining hall, large lounge, sun room, sitting room, spacious open plan kitchen/ dining area, cloakroom, study, utility room, gym with changing room/ shower room off and staircase leading to games room/ home cinema room, spacious first floor gallery landing, impressive master suite with en-suite, 3 further first floor bedrooms 2 with provision for en-suites, second floor landing leading to a guest/ teenagers suite with large bedroom, dressing room and shower room.

The double integral garage has been converted to a dedicated gym with wet room

and home cinema / bedroom 6, allowing for safe leisure/ fitness pursuits. Please note this space can be easily re-converted to a garage if necessary or indeed it's versatility is such that it could easily be used as a separate "work from home" space or be converted to a self-contained annex accommodation (subject to necessary approvals).

The emphasis is firmly placed on quality in this home with the following features; Bose integrated audio sound system, Central vacuum system, air filtration system (excellent for allergies), underfloor oil fired central heating to the ground floor and first floor, Byson concrete floors to first and second floors ensure a high level of sound-proofing, security lighting around the house, tarmac driveway with 2 sets of double gates and a dedicated caravan bay with electricity and water points, Britannia range style cooker, multi-fuel stove to lounge and Studio Cinema infrastructure to games room.



- Stunning Detached Family Home Offering Versatile Accommodation Over Three Floors
  - Four Reception Rooms, Two with Feature Fireplaces
  - Dining Kitchen with a Range of High and Low Level Units and Integrated Appliances
    - Utility Room
- Five Spacious Bedrooms, Two with En Suite Shower Rooms and Two with Jack And Jill Facilities
  - Family Bathroom with Four Piece White Suite
  - Dedicated Gym with shower room and underfloor heating
  - Underfloor heating to ground and second floor, radiators to third floor
  - Bose Entertainment System throughout/ Sky – inter room connectivity
    - Air Filtration system/ Central vacuum system
  - Large studio Cinema / Games room with underfloor heating
  - Pressurised water system with condensing boiler – linked for solar panels
- Paved patio area and newly tarmac driveway/Built-in sump drainage to allow for vehicle cleaning

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The Property Comprises:

### Ground Floor

SPACIOUS ENTRANCE/DINING HALL: 23' 0" x 15' 5" (7.01m x 4.7m) uPVC double glazed entrance door and double glazed side panels, porcelain tiled floor, impressive, spindled staircase to first floor with oak threads.

CLOAKROOM: Contemporary white coloured suite comprising; low flush WC, pedestal wash hand basin. Porcelain tiled floor.

STUDY: 10' 6" x 8' 2" (3.2m x 2.49m)

LOUNGE: 26' 11" x 13' 5" (8.2m x 4.09m) Inglenook fireplace with beam mounted and slate hearth, cast iron multi fuel stove, uPVC double glazed patio doors, double doors to entrance hall, archway to Sun Room.

SUN ROOM: 15' 5" x 13' 1" (4.7m x 3.99m) TV port, porcelain tiled floor, uPVC double glazed double patio doors with vaulted feature fan light over, recessed ceiling, low voltage down lights.

SITTING ROOM: 14' 9" x 13' 5" (4.5m x 4.09m) Feature raised gas fire, wired for TV.

KITCHEN WITH DINING AREA : 23' 0" x 14' 5" (7.01m x 4.39m) Superb traditional oak fitted kitchen with excellent range of high and low level units, Britannia gas/ electric range style cooker, granite work surfaces, centre island workstation with granite worksurfaces, porcelain tiled floor, inset 1 1/2 bowl sink unit with mixer taps, integrated dish washer, recessed low voltage down lights, floor level vacuum point.

UTILITY ROOM: 10' 2" x 9' 2" (3.1m x 2.79m) Range of high and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for automatic washing machine, porcelain tiled floor, space for freezer.

### First Floor

SPACIOUS LANDING: 23' 7" x 15' 9" (7.19m x 4.8m) 5 amp lamp sockets, sitting area.

PRINCIPAL BEDROOM: 21' 8" x 14' 5" (6.6m x 4.39m) Excellent range of wall to wall built in wardrobe with internal lighting.

ENSUITE SHOWER ROOM: Modern white coloured suite comprising; low flush WC, pedestal wash hand basin and fully tiled shower enclosure. Fully tiled walls, tiled floor.

BATHROOM: 11' 6" x 7' 3" (3.51m x 2.21m) Contemporary white coloured suite comprising; freestanding bath with central mixer taps, low flush WC, pedestal wash hand basin and large fully tiled shower enclosure with electric and thermostatic showers. Chrome heated towel rail, porcelain tiled floor. Wired for bathroom television.

BEDROOM (2): 13' 9" x 11' 6" (4.19m x 3.51m) Built in wardrobes, wardrobes are plumbed and can be converted to Jack and Jill en-suite.

BEDROOM (3): 13' 9" x 11' 2" (4.19m x 3.4m) Built in wardrobes, wardrobes are plumbed and can be converted to Jack and Jill en-suite.

BEDROOM (4): 14' 9" x 13' 9" (4.5m x 4.19m) With wall to wall built-in wardrobes.

GYM: 20' 8" x 19' 4" (6.3m x 5.89m) Wooden laminate flooring, uPVC double glazed patio doors to front. Staircase to first floor Games / Cinema room.

GAMES ROOM OVER GYM: 23' 7" x 20' 8" (7.19m x 6.3m) Wired for home cinema system. Access to roof space storage.

SHOWER ROOM: White coloured suite comprising; pedestal wash hand basin, low flush, WC and large fully tiled shower cubicle. Tiled floor, fully tiled walls, cloaks cupboard, water cylinder.

## Second Floor

LANDING:

BEDROOM (5): 26' 7" x 15' 1" (8.1m x 4.6m) Access to eaves storage.

DRESSING ROOM: 12' 10" x 7' 3" (3.91m x 2.21m) Fitted shelving and rails, access to roof space, single panel radiator.

SHOWER ROOM: 14' 9" x 7' 3" (4.5m x 2.21m) Pedestal wash hand basin, single panel radiator, low flush WC, fully tiled, shower cubicle.

## Outside

Double stone entrance pillars double gates. Tree lined tarmac driveway with Caravan parking bay with electric charging point just off. Victorian style street lamps.

Second set of stone entrance pillars and gates.

Tarmac driveway to forecourt car-parking.

Gardens landscaped in lawn. Feature stone paved pathway and patio area all around, tarmac car washing area.

Enclosed private landscaped rear garden.

Raised feature stone patio area 20' x 20'.

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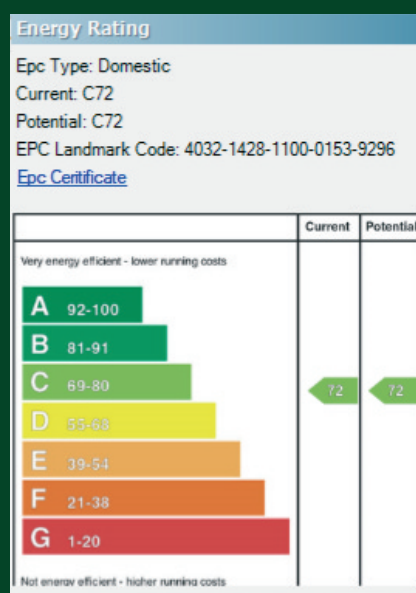


Location:

Exiting the M1 Motorway following the main A26 Airport/Moira Road past Ballinderry, Lough Road is on the left. Continue to follow Lough Road for approx. 2 miles and 26F Lough Road is on the right hand side down a private laneway.

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

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