



26C Lough Road represents a unique opportunity to acquire a fantastically appointed four-bedroom detached family home situated on a private site in a rural setting with ample car parking space.

The ground floor of the property comprises of a welcoming entrance hall that leads to a spacious lounge featuring a gas fire and bay window with an outlook to the front, dining room and separate family room, which also benefits from a feature fireplace and double doors leading to the rear. The kitchen comprises of an excellent range of high & low level units whilst providing ample space for dining and access to the rear private garden via double doors. The practical layout of the ground floor also includes a downstairs W.C and utility room with plenty of storage space and room for appliances.

The first floor of the property provides four further well-appointed bedrooms, one of which benefits from a newly fitted master en-suite shower room. The family bathroom comprises of a white suite, freestanding bath, shower cubicle and low flush W.C.

Externally the property provides an excellent private site in a tranquil setting. The surrounding front & rear gardens have been well maintained and the additional external paved patio area are ideal for outdoor entertaining.

Offers Around  
£485,000

26C Lough Road,  
Ballinderry Upper,  
LISBURN,  
BT28 2JY

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Superbly Presented Four Bedroom Detached Family Home Nestled in a Tranquil Rural Setting Within Commuting Distance to Crumlin, Antrim, Lisburn and Moira
- Ease of Access to Belfast International Airport via A26 Airport Road and Connections to Belfast & The West via M1 Motorway
- Three Reception Rooms, Two with Feature Fireplaces and One with Feature Bay Window with views over Countryside
- Open Plan Kitchen with An Excellent Range of High & Low Level Kitchen Units Leading to a Separate Utility With Provided Access To Rear Garden
- Four Well Appointed Bedrooms Over First Floor, Principal Bedroom With Master En-Suite Shower Room
- This Property Benefits From Ample Private Off-Street Car Parking
- Enclosed & Private Site Circa 0.5 Acres with Generously Sized Gardens to the Front
- Oil Fired Central Heating, UPVC Double Glazing Throughout and Beam Vacuum Infrastructure
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL:



LOUNGE: 18' 5" x 14' 2" (5.61m x 4.32m) Feature fireplace with gas fire, bay window, laminate flooring.



DINING ROOM: 12' 10" x 12' 7" (3.91m x 3.84m) Laminate flooring.



FAMILY ROOM: 12' 8" x 12' 6" (3.86m x 3.81m) Wood strip flooring, feature fireplace with wooden surround and tiled inset, double doors to rear.



KITCHEN/DINING: 21' 8" x 13' 9" (6.6m x 4.19m) Range of high and low level units, 1.5 stainless steel sink unit, new integrated dishwasher and fridge, four ring ceramic hob with extractor fan above and electric under oven, double doors to rear.





UTILITY ROOM: 11' 1" x 7' 7" (3.38m x 2.31m) Range of high and low level units, 1.5 bowl stainless steel sink with mixer tap, space for fridge freezer, plumbed for washing machine and dryer, access to rear.

DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin with tiled splash back.

First Floor

LANDING: Hotpress, access to floored roofspace.

PRINCIPAL BEDROOM: 14' 3" x 13' 8" (4.34m x 4.17m) Feature window.

NEW ENSUITE SHOWER ROOM: Pedestal wash hand basin, low flush wc, shower cubicle with tiled inset, tiled floor.



BEDROOM (2): 13' 1" x 12' 7" (3.99m x 3.84m)



BEDROOM (3): 12' 10" x 11' 1" (3.91m x 3.38m)

BEDROOM (4): 9' 4" x 8' 10" (2.84m x 2.69m)



BATHROOM: Newly fitted suite comprising free standing bath with mixer tap, vanity unit with wash hand basin, low flush wc, shower cubicle, tiled floor, low voltage spotlights.



Outside

GARAGE: 19' 7" x 18' 10" (5.97m x 5.74m)

Potential gym/office, sliding doors, boiler, power and electric.

Spacious gardens to front and patio garden to rear.











Floor 2



Floor 1

### 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 26C Lough Road is on the right hand side down a private laneway.

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 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
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