



## **NEW BUILD PROPERTY 19B BALLINDERRY ROAD, AGHALEE**

- A Most Impressive Detached Country Residence Currently Under Construction
- Spacious Family Accommodation Extending To Approximately 3000 Square Feet
- Spacious Setting With Front And Rear Gardens / Approximately 0.4 Acre
- Two Reception Rooms And Sun Room With Options For Wood Burning Stoves At Extra Cost
- Luxury Fitted Kitchen With Integrated Appliances And Dining Area / Utility Room With Built In Units
- Four Spacious Bedrooms (One With Dressing Room And Shower Room En Suite)
- Sanitaryware Fitted To Bathrooms And Cloakroom
- Detached Double Garage

**PRICE: OFFERS IN THE REGION OF £525,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING tbc**

**REF:DL100725HG**



- PVC Double Glazed Windows And External Doors
- Oil Fired Central Heating System
- Driveway will be kerbed and gardens topsoiled and sown
- The internal and external walls will be painted finish
- Superb Location With Panoramic Views Convenient To Moira, Lisburn, Lurgan, Crumlin, International Airport And M1 Motorway, We Strongly Recommend Early Viewing
- The builder may consider changes or additions to the specification, subject to availability and by negotiation at extra cost.

**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** Not yet assessed

**DIRECTIONS:** From Aghalee proceed towards Lower Ballinderry, number 19b is on the right.

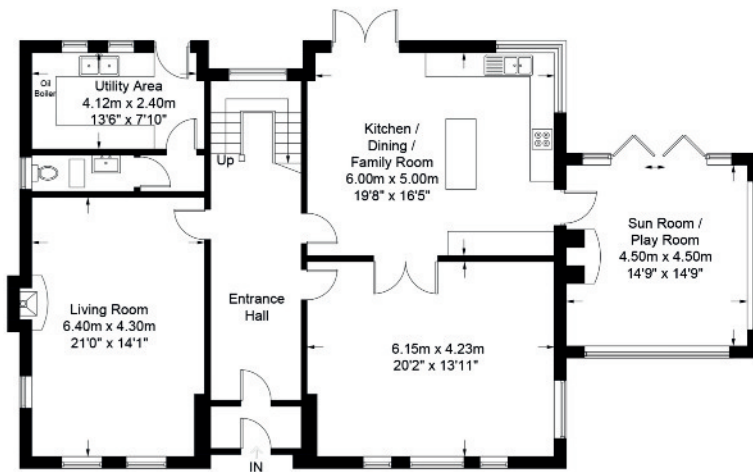
Please note, the builder may make some changes to the specification and dimensions during construction, we recommend the purchaser checks with the builder to establish if any changes are to be made prior to exchange of contract. All drawings, artist impressions, floorplans and site plan are for guidance or illustration purposes



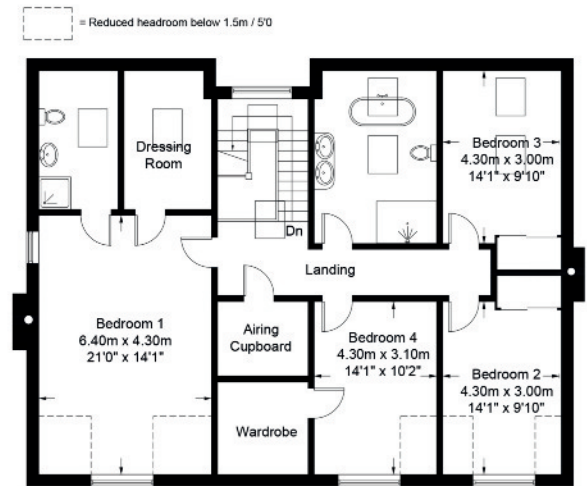
## 19b Ballinderry Road, Aghalee

Approximate Gross Internal Area  
Ground Floor = 150.6 sq m / 1621 sq ft  
First Floor = 128.6 sq m / 1384 sq ft  
Total = 279.2 sq m / 3005 sq ft

Please note, plans, dimensions and fittings are for guidance only and subject to change



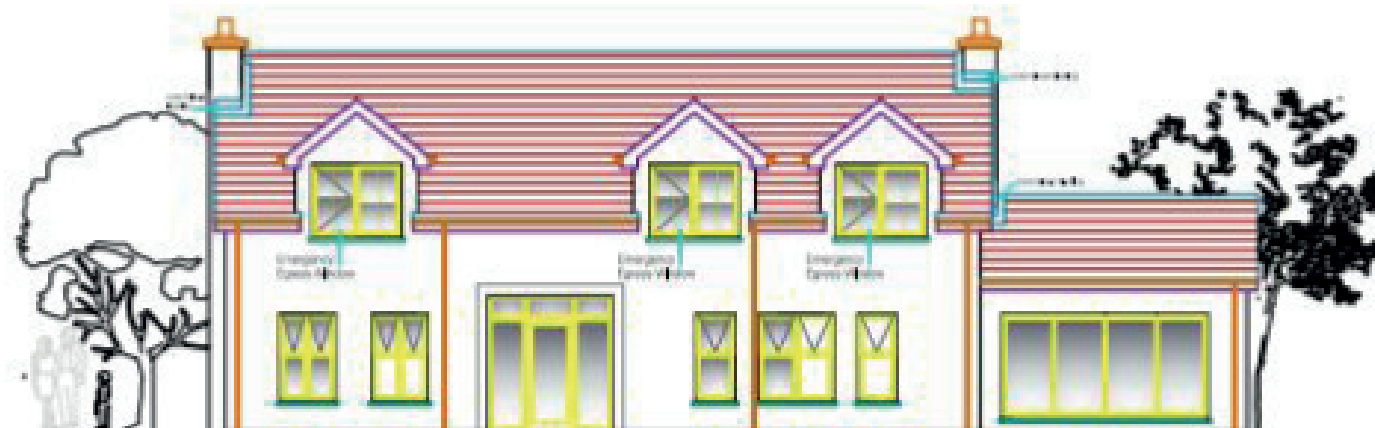
Ground Floor



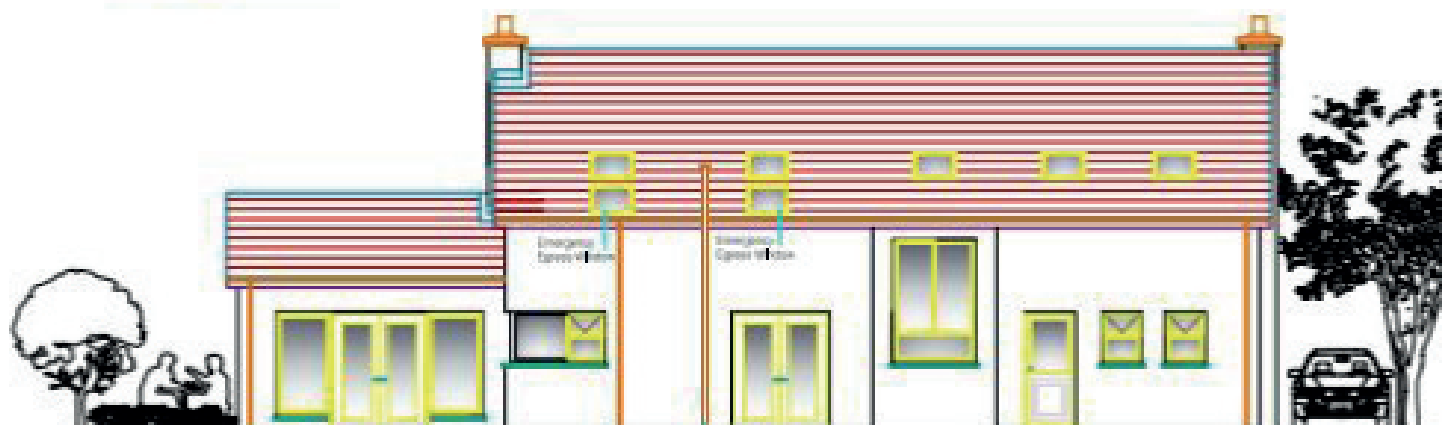
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID1221984)

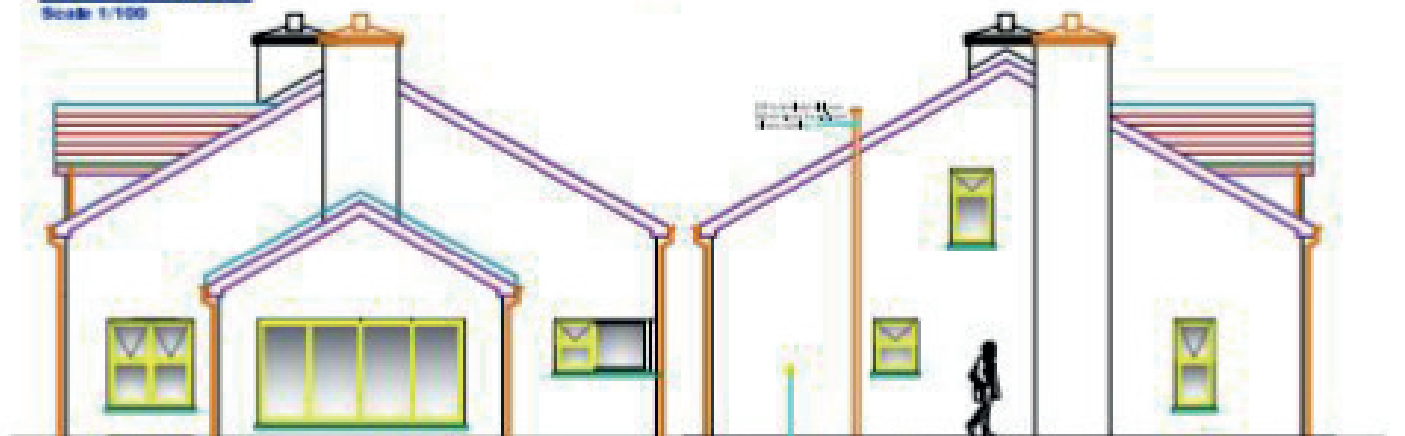




**Front Elevation**  
Scale 1/100



**Rear Elevation**  
Scale 1/100



**Gable Elevation**  
Scale 1/100

**Gable Elevation**  
Scale 1/100

Scale 1/100  
Architectural  
New Drawing  
Date: 10/10/2023  
By: [Signature]

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