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**18 CRUMLIN ROAD**  
Ballinderry Upper BT28 2JU

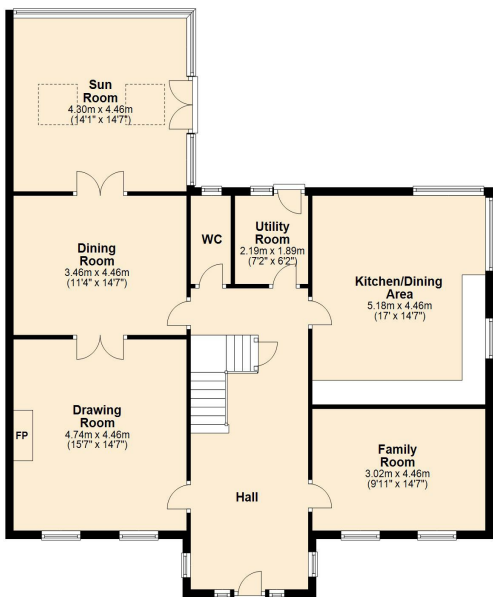
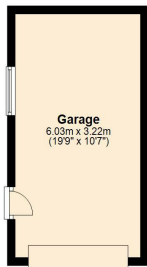
Offers around  
**£349,950**



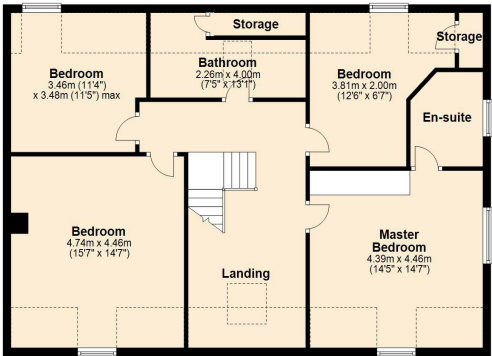








Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Description

A delightful detached country residence having beautifully designed interior accommodation, based on the ideal four bedroom, four reception room layout, providing a tremendous opportunity for a growing family, seeking a practical home in a rural yet convenient setting.

The property enjoys an appealing site on the Crumlin Road, convenient to Lurgan, Crumlin and indeed the A26 for Moira and Antrim. A mature backdrop creates a wonderful privacy to the rear, whilst an open aspect to the front has views to the Lough. Viewing a must!

## Features:-

- Delightful detached country residence with detached garage
- Bright and spacious entrance hallway with oak spindled staircase to the first floor accommodation
- Downstairs WC with wash hand basin
- Cloak room under stairs
- Drawing room with impressive brick chimney breast with inset cast iron stove
- Glazed double doors leading to the dining room and glazed double doors to the sun room
- Spacious kitchen with a good range of contemporary style fitted high and low level units and an attractive corner window feature
- Separate family room or downstairs bedroom if required
- Four generous bedrooms on the first floor, master bedroom with ensuite shower room
- Bathroom with white suite including bath, WC, wash hand basin and shower cubicle
- Utility room with fitted units
- PVC double glazed windows
- PVC double glazed front and rear doors
- Oil fired central heating
- Driveway and parking area to the front, leading to the parking area at the rear
- Landscaped gardens to the front and rear with feature patio areas



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.