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**17 LOWER BALLINDERRY ROAD**

Ballinderry Upper Lisburn BT28 2JQ



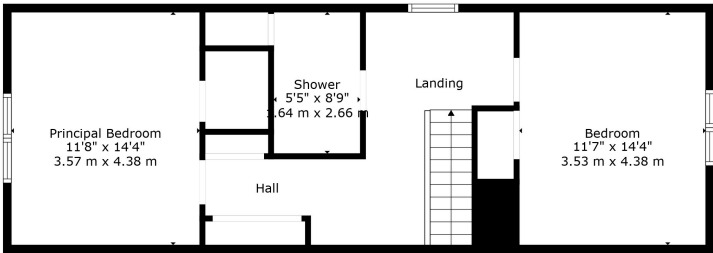
Offers around  
**£299,950**



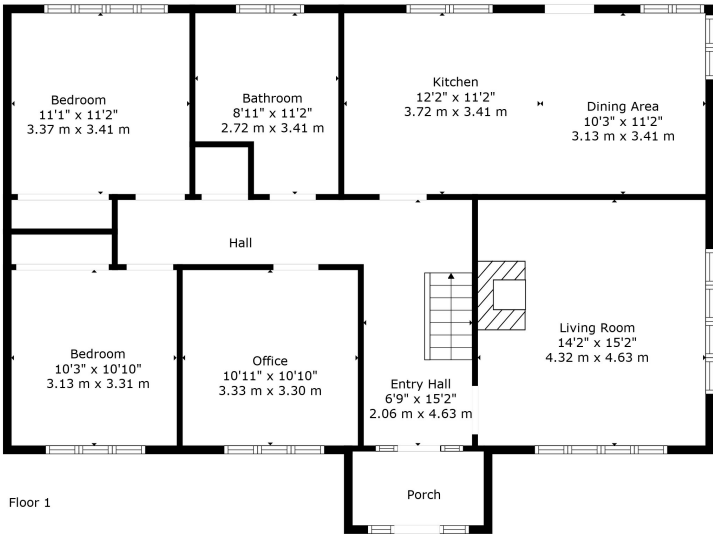








Floor 2



Floor 1

**TOTAL: 1642 sq. ft, 152 m2**  
FLOOR 1: 1155 sq. ft, 107 m2, FLOOR 2: 487 sq. ft, 45 m2  
EXCLUDED AREAS: PORCH: 38 sq. ft, 3 m2, LOW CEILING: 133 sq. ft, 12 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Vary energy efficient - lower running costs		Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68	61	66
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

## Description

This very quaint and charming cottage style home has a stunning interior for modern living, with deceptively spacious accommodation, wonderfully arranged over two floors and providing an opportunity for a wide range of potential purchasers seeking a flexible internal layout. The property enjoys the rural position on the historic Lower Ballinderry Road and is convenient to the main A26 for major road networks for other towns and cities including Moira and the M1 interchange, Lisburn and Antrim, Belfast International Airport and indeed the North. The beautiful interior will immediately appeal and viewing is highly recommended.

## Features:-

- Stunning chalet style detached country home
- Five generous bedrooms and one reception room or four bedrooms and two reception rooms
- Attractive stable style front door leading into the porch area with a glazed inner door to the hallway
- Bright hallway with stairs to the first floor accommodation
- Elegant and bright living room with an attractive pine fireplace surround, antique cast iron inset and open fire
- Spacious open plan kitchen and dining area with a feature stable style rear door and corner window
- Beautifully fitted kitchen having a wonderful range of high and low level cabinetry with built in oven and hob and extractor fan above, built in dish washer, space for a washing machine and space for dryer. Space for a free standing fridge/freezer
- Contemporary style bathroom on the ground floor with a stylish suite including a free standing bath, WC and vanity wash hand basin. Glazed shower cubicle with shower fitment
- Shower room on the first floor with a large shower cubicle, WC and wash hand basin
- PVC double glazed windows
- Oil fired central heating
- Driveway and lawn area, enclosed rear patio with area to the side



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.