



## 2 Millvale, Ballinderry Lower, BT282FA

£230,000

- Three Bedroom Link-Detached Family home with Integral Garage
- Master Bedroom with Private En-Suite
- Integral Garage
- Open Plan Large Lounge/Dining Room with Wood Burning Stove
- Two Further Well Proportioned Bedrooms
- Located with in the Heart of this Stunning Rural and Historic Hamlet, Having a Good Road Network for Neighbouring Towns and Villages and Convenient to the A26 for Antrim and Moira. Ballinderry Primary and Nursery School is Located Closeby
- Kitchen with an Array of High & Low Fitted Units and Integrated Appliances
- Three Piece Fully Tiled Family Bathroom Suite

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

## 2 Millvale, Ballinderry Lower BT282FA

Hannath Estate Agents are delighted to welcome this three bedroom link-detached family home with an integral garage. Stepping inside, you're immediately drawn to an inviting open plan lounge/dining room with a wood burning stove. The superb kitchen area boasts high & low fitted units and integrated appliances. Ascending to the first floor, there is a master bedroom complete with its own private en-suite, two further well-proportioned bedrooms & a stylish three-piece fully tiled family bathroom suite beautifully completes the first-floor accommodation.

Located off Crumlin Road, Lower Ballinderry.



### Hallway

11'10" x 8'5"

The hallway welcomes you with a bright, spacious feel and a tiled floor that reflects the natural light. A wooden staircase with a classic banister leads to the first floor, while the doorways open into the main reception areas.

### Living Room

13'9" x 13'1"

This living room provides a cosy yet spacious environment, featuring wood-effect flooring that adds warmth underfoot. Large windows fill the space with natural light, creating a bright and welcoming area to relax. The room is arranged around a charming fireplace, offering a focal point.

### Dining Room

9'6" x 11'2"

The dining room enjoys a bright, airy feel thanks to views and access to the garden through sliding doors.

### Kitchen

9'6" x 10'4"

The kitchen offers a well-equipped and practical layout with plentiful wooden cabinetry and work surfaces. Large windows provide plenty of natural light.

### Utility

6'3" x 5'1"

Plumbed in for washing machine & storage.

### Master Bedroom

11'3" x 13'0"

The master bedroom is a bright, spacious retreat featuring a sloped ceiling with a large skylight that floods the room with natural light.

### En-Suite

5'2" x 8'6"

This bathroom boasts a contemporary design with light-coloured tiles covering the floors and walls, creating a bright and clean look. It features a modern shower enclosure, a white sink with vanity storage underneath, and a heated towel rail.

### Bedroom Two

12'1" x 9'5"

Bedroom Two is a well-proportioned room with a large window that brings in natural light.

### Bedroom Three

8'7" x 8'3"

Bedroom Three is featuring carpeted floors and a window that offers views over the garden.

### Bathroom

5'7" x 8'6"

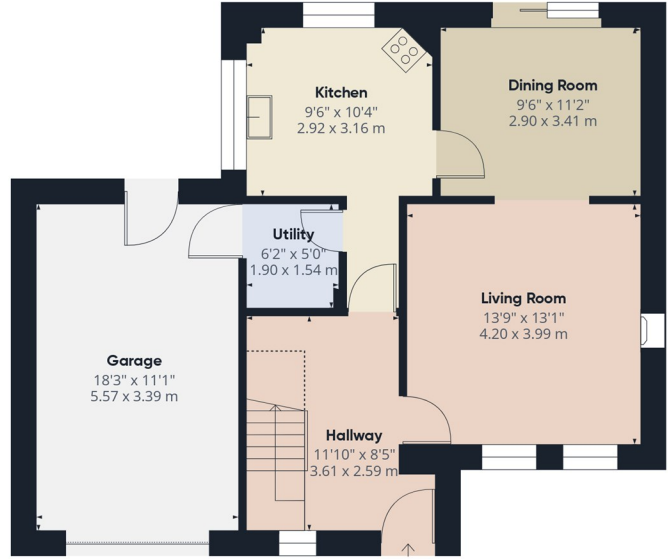
The family bathroom has a fresh and modern feel with a white suite comprising a bath with an overhead shower, a wash basin set in a vanity unit beneath, and a WC. The walls are tiled in a light tone.

### Garage

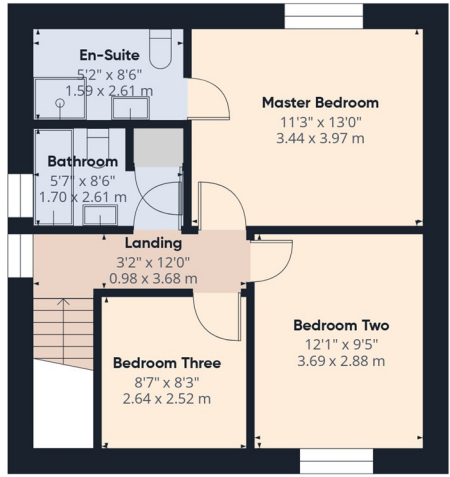
18'3" x 11'1"

### Rear Garden

The rear garden is a well-maintained outdoor space, mainly laid to lawn with a patio area for seating and play. It features a garden shed and is surrounded by fencing and mature hedging that offer privacy.



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
1221 ft<sup>2</sup>  
113.5 m<sup>2</sup>

**Reduced headroom**  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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