



21 OLD SCHOOL HOUSE MEWS, LOWER BALLINDERRY, BT28 2XQ

- A Most Impressive And Exceptionally Well Presented Detached Property Occupying A Prime Setting Within This Highly Desirable And Recently Built New Development
- Spacious And Beautifully Decorated Family Accommodation
- Lounge With Feature Glazed Bay With Patio Doors And Media Wall With Onyx Log And Flame Effect Fire
- Spacious And Luxury Fitted Kitchen And Dining Area With Range Of Integrated Appliances And Patio Doors
- Four Well Proportioned Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Bath And Shower Cubicle Plus Chrome Finish Heated Towel Rail
- Private And Enclosed Rear Garden With Italian Porcelain Tiled Patio And Covered BBQ Area

PRICE: OFFERS IN THE REGION OF £269,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B84

REF:DL280624HG

- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- Excellent B84 Energy Efficiency Rating For Reduced Running Costs
- An excellent family home well situated within this popular location, we strongly recommend early viewing

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Limed oak effect tiled floor. Panelled entrance door. Recessed spotlights.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Wash hand basin. Limed oak effect tiled floor. Recessed spotlights.

LOUNGE:

6.90m (22'8") x 4.28m (14'1")

Measurement taken into large glazed bay window with double glazed double doors leading to rear garden. Feature media wall with Onyx remote control log effect multi flame fire. Wired for TV. Recessed spotlights.

SPACIOUS AND LUXURY FITTED KITCHEN / DINING AREA:
5.89m (19'4") x 3.62m (11'11")

Excellent range of high and low level units. Stainless steel sink unit with mixer tap. Built in dining bar. Integrated oven and hob with extractor hood. Double glazed double doors leading to patio garden and outdoor covered barbecue area.

UTILITY STORE:

Plumbed for washing machine. Limed oak effect tiled floor. Recessed spotlights.



FIRST FLOOR

BEDROOM (1):
4.28m (14'1") x 3.30m (10'10")
Recessed spotlights.



LUXURY SHOWER ROOM EN SUITE:

Large shower cubicle. Thermostatic shower. Wash hand basin with mono style mixer tap and tiled splash back. Close couple low flush wc. Chrome finish heated towel rail. Ceramic tiled floor. Recessed spotlights.



BEDROOM (2): 3.62m (11'11") x 3.23m (10'7")
Recessed spotlights.



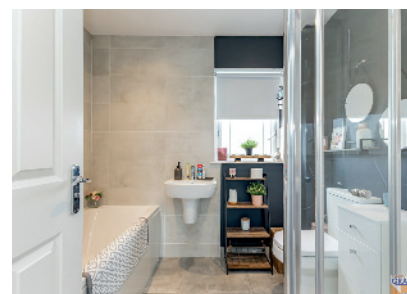
BEDROOM (3): 3.62m (11'11") x 2.56m (8'5")
Recessed spotlights.

BEDROOM (4): 3.21m (10'6") x 2.50m (8'2")
Measurement taken to widest points. Recessed spotlights.



LUXURY BATHROOM WITH WHITE SUITE:

Panelled bath. Centre mount mixer tap. Shower cubicle with thermostatic shower. Wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Ceramic tiled floor. Recessed spotlights.



SPACIOUS LANDING: Recessed spotlights. Wooden folding ladder leading to partly floored roof space.

OUTSIDE: Front garden laid in lawn. Tarmac driveway/parking space. Private and enclosed rear garden. Artificial grass lawn. Recently added Italian porcelain paved patio area and path. Large covered patio and barbecue area.

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

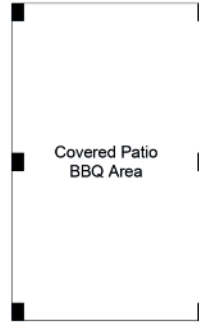
RATES PAYABLE: For period April 2024 to March 2025 £1392

DIRECTIONS: At Lower Ballinderry turn right into Crumlin Road then turn left into Old School House Mews, number 21 is on the right.

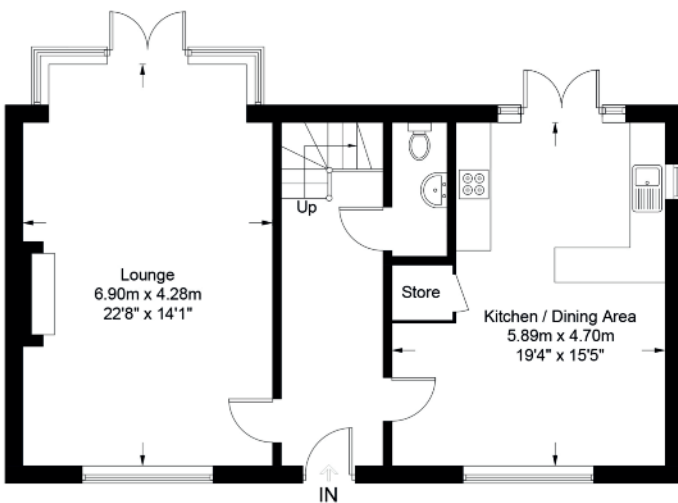
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



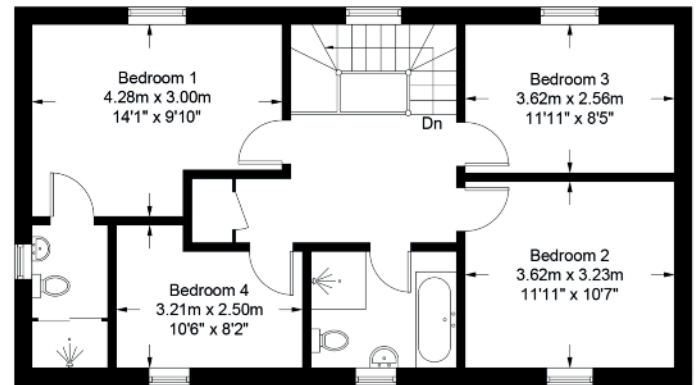
21 Old School House Mews



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2024 (ID1099711)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.