



9A Ballyvannon Road,
Ballinderry Upper,
LISBURN,
BT28 2LD

Offers Around
£650,000

Viewing by
appointment with
& through agent
028 9266 1700



9A Ballyvannon Road represents a unique opportunity to acquire a fantastically appointed five-bedroom detached family home providing an extensive private site with uninterrupted views across Lough Neagh. Having been extensively refurbished and providing fixtures and fittings to the highest standard throughout by the current owners, 9A provides a blank canvas with nothing needing done apart from simply moving in.

This superb address offers ease of access for the city commuter and is ideally positioned between Belfast, Lisburn and Crumlin with a range of local amenities including many popular restaurants, shops and leading local schools. The property also provides excellent access routes to Belfast International Airport for the daily commuter.

The ground floor of the property comprises of a composite front door leading to a spacious reception hall, two front reception rooms, one with wood burning stove, open plan kitchen diner with bespoke fully fitted kitchen and access to a separate utility / boot room, two ground floor bedrooms, main bedroom with en-suite shower room, a further family bathroom with modern white suite and a sun room with wood burning stove and access to

a private balcony area.

The first floor the property provides three further well-appointed bedrooms with additional built in eaves storage, one with en-suite bathroom and a further family bathroom with modern white suite. One of the bedrooms is currently being used as a work from home office space.

The property further benefits from double glazing throughout, oil fired central heating, sweeping tarmac driveway and ample private off-street parking for several cars, boats and mobile homes to the front and rear and a detached garage providing excellent additional storage facilities.

Externally the property provides an excellent elevated private site with panoramic views of Lough Neagh and the Sperrin Mountains. The surrounding gardens have been well maintained and landscaped by the current owners and provide additional external patio and balcony areas ideal for outdoor entertaining.

Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

- Superbly Presented Five Bedroom Detached Family Home in Upper Ballinderry
- Elevated Private Site Circa 1 Acre with Panoramic Views of Lough Neagh and the Sperrin Mountains
 - Ease of Access to Local Leading Schools, Belfast International Airport and Belfast City Airport
 - Excellent Transport Links to Belfast, Crumlin and Lisburn City Centres
- Five Well Appointed Bedrooms Over Ground Floor and First Floor Providing Versatile Accommodation
- Ground Floor Main Bedroom with Luxurious En-Suite Shower Room and Second Bedroom with En-Suite Bathroom
- Grand Bright and Airy Entrance Hall with Composite Front Door and Excellent Additional Built in Storage Throughout
- Two Separate Front Reception Rooms, One with Wood Burning Stove and French Doors to the Kitchen Diner
- Open Plan Kitchen Diner with Bespoke Fully Fitted Kitchen and Range of Integrated Appliances Leading to Separate Utility / Boot Room with Cloaks Area
 - Sun Room with Bar Area, Wood Burning Stove and Access to a Raised Outdoor Decking Area
 - Two Modern Family Bathrooms with White Suites to Both Ground and First Floor Levels
- Sweeping Tarmac Driveway with Space for Several Cars to Front and Rear and Space for a Boat or Mobile Home
 - Surrounding Patio and Indonesian Hardwood Decking Areas Ideal for Outdoor Entertaining
 - Mature Landscaped Private Gardens Laid in Lawns with Array of Shrubs and Plantings
 - Full Fibre Broadband
- Detached Double Garage with Roller Shutter and PVC Access Door, EV Charger
 - Oil Fired Central Heating and UPVC Double Glazing Throughout
 - Early Viewing Highly Recommended



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The Property Comprises:

Ground Floor

Paved front steps to uPVC composite front door with glass side lights and top light to . . .

RECEPTION HALL: Solid hardwood flooring, side picture windows, understairs storage area, built-in hotpress with additional built-in shelving, access to pressurised water cylinder.



LOUNGE: 16' 7" x 15' 6" (5.05m x 4.72m) (at widest points). Outlook to front. 9ft powered projector screen, wired for projector.



SUN ROOM: 17' 7" x 16' 7" (5.36m x 5.05m) (at widest points). Outlook to side and front, solid hardwood flooring, wood burning stove with granite hearth, high vaulted ceiling with recessed spotlighting, built-in bar area, uPVC double glazed French doors to raised decking area.



FAMILY ROOM: 16' 6" x 16' 6" (5.03m x 5.03m) (at widest points). Outlook to front and side, solid hardwood flooring, cast iron wood burning stove with granite hearth and surround. French doors to . . .



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KITCHEN/DINER: 23' 2" x 15' 7" (7.06m x 4.75m) (at widest points). Bespoke fully fitted kitchen with range of high and low level units, solid wooden worktops, inset double Belfast style sink with granite drainer, space for range cooker, built-in extractor fan, built-in wine rack, tiled floor, space for American style fridge freezer, built-in dishwasher, range of built-in cabinets.



UTILITY ROOM: Range of high and low level units, laminate effect worktops, stainless steel single drainer sink with side drainer, plumbed for washing machine and tumble dryer, tiled floor, uPVC double glazed door to parking area, wood panelled walls, built-in cloaks area.



BEDROOM (1): 17' 3" x 12' 0" (5.26m x 3.66m) (at widest points). Outlook to front and side.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome taps, built-in vanity unit, fully tiled walls, tiled floor, frosted glass window, corner shower unit with glass sliding door, shower unit with chrome thermostatic control valve and telephone attachment, recessed spotlighting, extractor fan.



BEDROOM (5): 12' 4" x 9' 7" (3.76m x 2.92m) (at widest points). Outlook to front.



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FAMILY BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome taps, free standing bath with chrome feet, chrome taps and telephone hand shower attachment, solid hardwood flooring, part Metro tiled walls, recessed spotlights, extractor fan, frosted glass window, towel rail.



Stairs to . . .

First Floor

SPACIOUS LANDING; Velux window.



BEDROOM (4): 19' 8" x 15' 6" (5.99m x 4.72m) (at widest points). Dual aspect to front and side, additional built-in storage into eaves, range of built-in Sliderobes.



BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and built-in vanity unit, corner shower unit with glass sliding door, chrome thermostatic control valve and telephone attachment and rainfall shower head, fully tiled walls, tiled floor, chrome heated towel rail, Velux window, low voltage spotlights, extractor fan.



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BEDROOM (3): 19' 9" x 16' 6" (6.02m x 5.03m) (at widest points). Dual aspect to front and side, additional built-in storage into eaves.

BEDROOM (2): 24' 8" x 13' 3" (7.52m x 4.04m) (at widest points). Outlook to side, range of built-in cabinets and furniture.

ENSUITE: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome tap, part tiled walls, tiled floor, Velux window, low voltage spotlights, extractor fan.



Outside

DETACHED DOUBLE GARAGE: 19' 3" x 17' 7" (5.87m x 5.36m) (at widest points). Roller shutter door, light and power, uPVC double glazed door, EV charging point.

Sweeping driveway with tarmac off street parking to front and rear. Four Victorian wrought iron lamp posts.

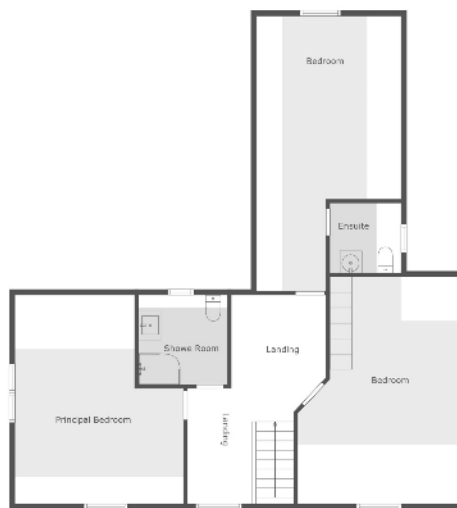
Raised Indonesian hardwood (yellow billau) decking area with surrounding walkway, panoramic views across Lough Neagh, tarmac walkway leading to front parking area and greenhouse. Extensive, mature surrounding gardens of circa one acre laid in lawns with surrounding hedging and lough views over Cookstown.



Location:

9A Ballyvannon Road is located down a private laneway off the main Lurgan Road.

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Lisburn - 028 92 66 1700
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747

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Energy Rating

Epc Type: Domestic
 Current: D65
 Potential: C69
 EPC Landmark Code: 2050-4531-9140-3703-6801
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	65	69
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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