



This attractive detached family home occupies a generous site of approximately 1 acre, whilst enjoying this private situation only minutes from Lisburn with ease of commute to many other parts of the province via the nearby A26 and motorway network with ease of access to Belfast.

The property offers well proportioned accommodation with up to 5 bedrooms, ideal for modern family living. It offers 3 generous reception rooms across the ground floor plus conservatory.

Priced to allow for light modernisation. Set on a local bus route with local leading schools close by. Early inspection is advised in order to appreciate all it has to offer both internally and externally.

Offers Around  
£369,950

122a Ballinderry Road,  
Ballinderry Upper,  
Lisburn,  
BT28 2NL

Viewing by  
appointment with  
& through agent  
028 9266 1700



- Substantial Detached Family Home Set on Approx. 1 Acre of Grounds
- Presenting up to 5 Bedrooms (Fifth Presently Used as a Study)
- Three Well Proportioned Ground Floor Reception Rooms Plus Large Conservatory
- Modern Kitchen with Stone Worktops
- Separate Utility Room & Ground Floor WC
- Principal Bedroom with Ensuite Bathroom and Dressing Room
- First Floor Family Bathroom
- Integral Double Garage
- Oil Fired Central Heating
- uPVC Double Glazing throughout
- Just minutes drive from Lisburn City Centre and the A26 Road Network
- Newly Installed Hydroclear Advanced Sewage Treatment Plant with Pressurised Pump Outlet
- Priced to Allow for Modernisation
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

ENTRANCE HALL: Composite double glazed door with double glazed side panels, ceramic tiles, unsterstair storage



LOUNGE: 19' 4" x 12' 12" (5.88m x 3.96m) Featuring granite fireplace with granite hearth, comicing, recessed spot lighting



DINING ROOM: 13' 11" x 10' 5" (4.25m x 3.18m) Ceramic tiled floor, glazed double door leading to the hall, ceiling coricing

WC/CLOAKROOM Ceramic tiled floor, half tiled walls, low flush WC, featuring wash hand basin

FAMILY ROOM: 12' 11" x 11' 5" (3.94m x 3.48m) Lamminate wood strip floor, UPVC double glazed doors through to conservatory

CONSERVATORY: 13' 3" x 13' 3" (4.05m x 4.05m) UPVC double glazed windows, panelled roof, UPVC double glazed door leading out to the rear garden.



KITCHEN DINER 17' 1" x 12' 2" (5.2m x 3.7m) Ceramic tiled floor, range of high and low level kitchen units, quartz worktop and dining table, ceramic tiled splashback, twink Bosch ovens, Bosch dishwasher, four ring ceramic hob with extractor fan over, space for fridge/freezer, door through to rear hall.



REAR HALLWAY: Ceramic tiled floor, composite door out to rear garden.

UTILITY ROOM: 13' 1" x 7' 11" (3.98m x 2.41m) Range of high and low level units, stainless steel sink with side drain, plumbing for washing machine.

## First Floor

LANDING: Hotpress.

BEDROOM (1): 13' 5" x 12' 11" (4.1m x 3.93m)

DRESSING ROOM: 9' 7" x 7' 10" (02.91m x 02.39m) Laminate wood floor.

ENSUITE BATHROOM: Ceramic tiled floor, floor to ceiling tiles, coloured suite comprised of low flush WC, pedestal wash hand basin, bidet, panel bath.

BEDROOM (2): 11' 6" x 12' 11" (3.5m x 3.93m)

BEDROOM (3): 9' 3" x 11' 10" (2.82m x 3.6m) Integrated mirrored sliderobes.

BEDROOM (4): 9' 7" x 9' 1" (2.92m x 2.76m) Integrated furniture and wardrobe.

BEDROOM (5): 8' 4" x 7' 9" (2.55m x 2.35m)

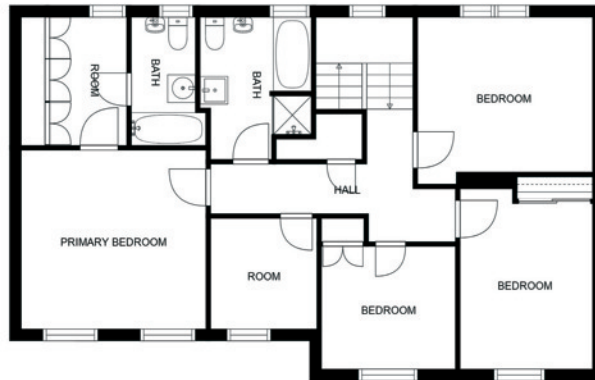
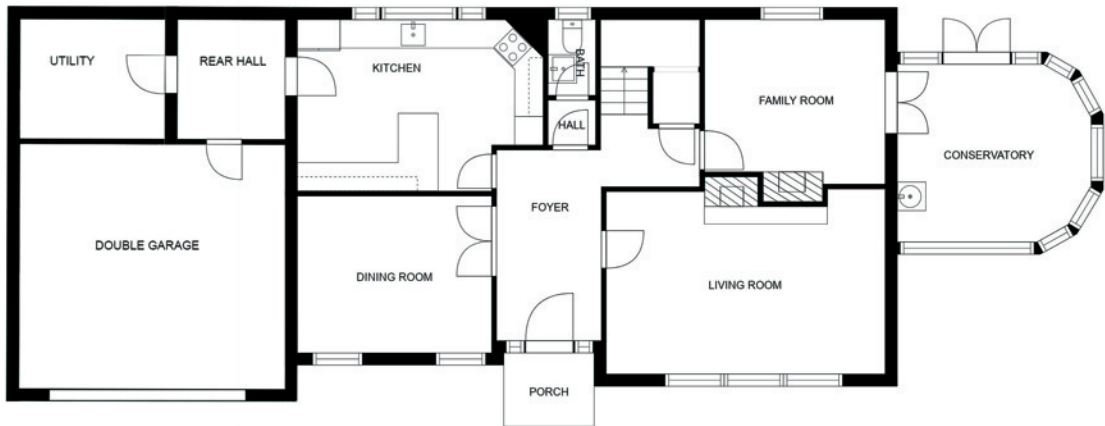
BATHROOM: Ceramic tiled floor, floor to ceiling tiles, coloured suite comprised of low flush WC, pedestal wash hand basin, bidet, panel bath, fully tiled shower cubicle.

## Outside

INTEGRAL GARAGE: 17' 5" x 22' 4" (5.31m x 6.82m) Twin up and over doors, power and light.

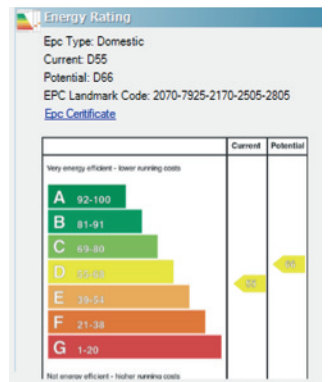






Lisburn - 028 92 66 1700  
 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747

[www.templetonrobinson.com](http://www.templetonrobinson.com)



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