



14 The Old Stables offers a superb opportunity to acquire a spacious four bedroom semi-detached family home ideally positioned just off the Crumlin Road in Lower Ballinderry. This beautiful red brick property is of recent construction and provides a superb blank canvas with nothing needing done apart from simply moving in.

This great 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 reception hall with downstairs WC, living room with feature fireplace and French doors leading to an open plan kitchen diner with fitted kitchen and ample space for casual dining with another set of French doors leading to the rear patio garden. The first and second floors of the property provide four well-appointed bedrooms and a further two family bathrooms with modern white suites

Offers Around  
£245,000

14 The Old Stables ,  
Ballinderry Lower,  
LISBURN,  
BT28 2FY

Viewing by  
appointment with  
& through agent  
028 9266 1700

The property further benefits from double glazing throughout, oil fired central heating, patioed driveway with ample private off-street parking to the front and an enclosed rear patio garden with an access gate providing additional private off street parking to the rear. With no onward chain, early viewing is highly recommended to appreciate all this fantastic property has to offer.



- Superbly Presented Four Bedroom Semi-Detached Ideally Positioned off the Crumlin Road in Lower Ballinderry
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Reception Hall with Downstairs WC
- Separate Front Lounge with Outlook to Front and Feature Fireplace
- Kitchen Diner with Range of Additional Built in Units and Ample Space for Casual Dining
- Four Well Appointed Bedrooms Spanning Over Two Floors
- Two Separate Family Bathrooms with Modern White Suites
- Front Garden Laid in Lawns with Hedging
- Patio Driveway with Ample Private Off Street Parking
- Enclosed Private Rear Garden Laid in Lawns with Patio Area
- Gates with Access to Additional Secure Parking to Rear
- No Onward Chain
- Oil Fired Central Heating and Double Glazing Throughout
- Early Viewing Highly Recommended

The Property Comprises:

## Ground Floor

Hardwood front door with peep hole and fan glass toplight to . . .

RECEPTION HALL: Solid strip wooden flooring.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splashback, tiled floor, cloaks area, understairs storage.

LOUNGE: 14' 7" x 11' 4" (4.44m x 3.45m) (at widest points). Outlook to front, solid strip wooden flooring, Portuguese limestone fireplace surround and granite hearth.



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KITCHEN/DINER: 18' 3" x 15' 6" (5.56m x 4.72m) (at widest points). Solid strip wooden flooring, uPVC double glazed French doors to rear garden. Fitted kitchen with range of high and low level units, laminate worktops, stainless steel single drainer sink unit with side drainer and chrome mixer tap, built-in four ring stainless steel gas hob, stainless steel extractor fan, built-in oven and grill, plumbed for American style fridge freezer. Ample space for casual dining.



## First Floor

LANDING: Picture window, hotpress with pressurised water cylinder.

BEDROOM (1): 12' 0" x 11' 5" (3.66m x 3.48m) (at widest points). Outlook to rear.



BEDROOM (2): 12' 0" x 11' 3" (3.66m x 3.43m) (at widest points). Outlook to front.



FAMILY BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splashback, panelled bath with chrome chrome thermostatic control valve and telephone hand attachment, part tiled walls, tiled floor.



## Second Floor

LANDING: Access to roofspace.

BEDROOM (3): 14' 7" x 12' 0" (4.44m x 3.66m) (at widest points). Outlook to front.



BEDROOM (4): 12' 3" x 11' 4" (3.73m x 3.45m) (at widest points). Outlook to rear.



BATHROOM: White suite comprising white suite with low flush wc with push button, pedestal wash hand basin with chrome mixer tap, corner shower unit with glass sliding door, fully tiled shower enclosure with thermostatic control valve and telephone attachment, tiled floor, Velux window, radiator.



## Outside

Enclosed front garden with patioed driveway and garden laid in lawns.

Enclosed private rear garden, in patio and lawn, double gates providing extra parking, outside tap and light

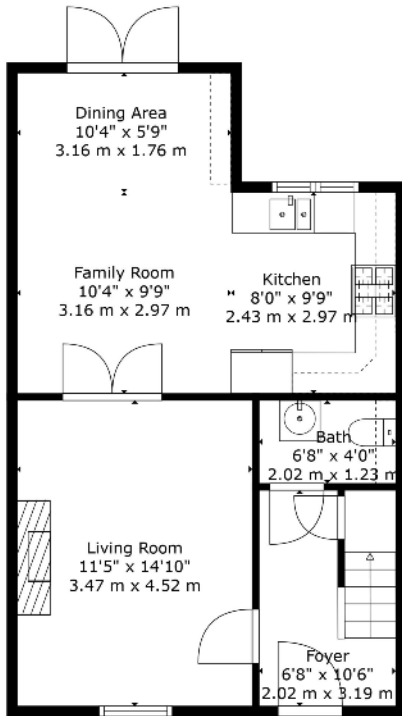


## Location:

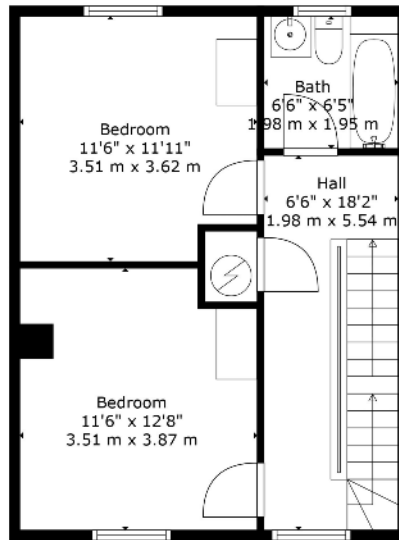
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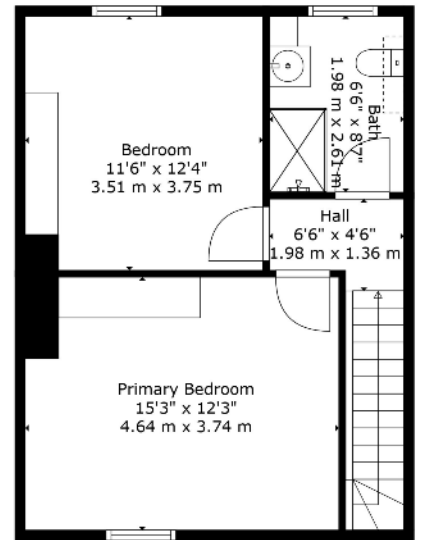
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Floor 1

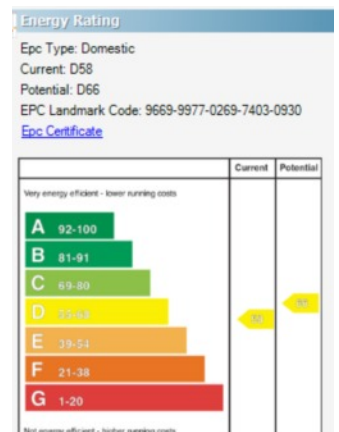


Floor 2



Floor 3

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