

9261 2121  
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residential

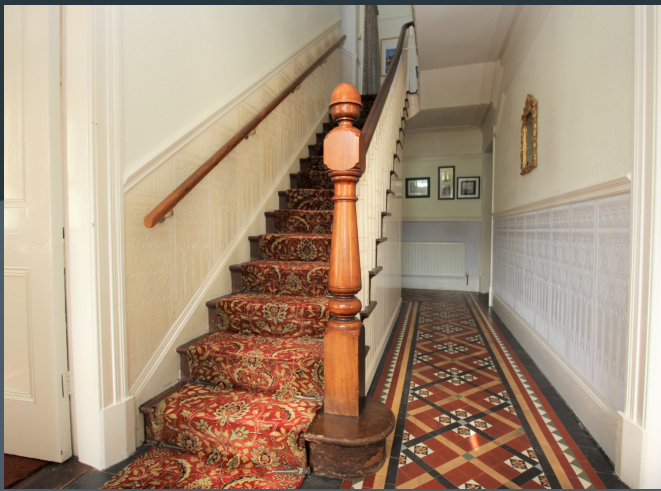


**2 BALLINDERRY ROAD**  
Aghalee, BT67 0DY

Offers around  
**£249,950**

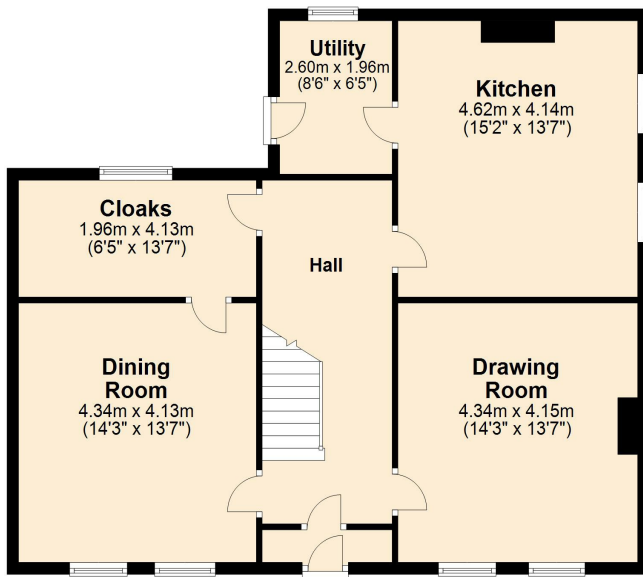




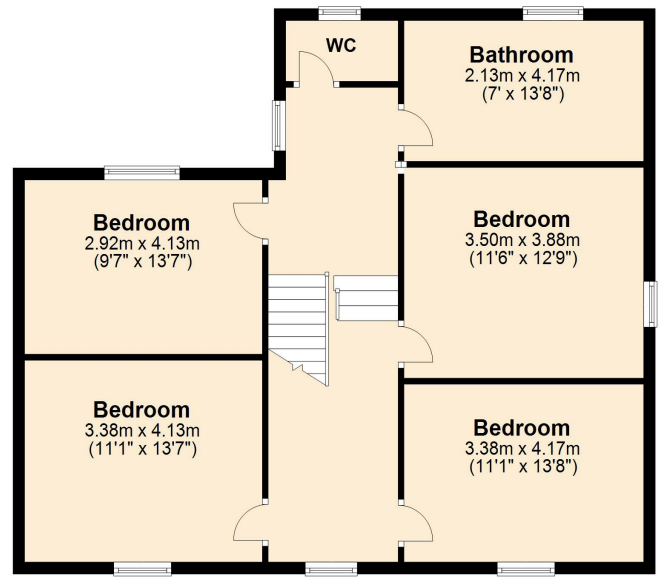




**Ground Floor**



**First Floor**



Illustrations are for identification purposes only. Measurements are approximate using a laser measuring device.  
Plan produced using PlanUp.



## Description

This handsome detached home has a wonderful character for modern living and provides a fantastic opportunity for those seeking a desirable alternative to development living with a spacious and private garden yet within the village community and convenient to the local amenities. The property will truly inspire those who are passionate about the characteristics of an older style home with the advantage of a beautifully designed cottage style garden to the rear, with the addition of a small adjoining paddock. Aghalee is a growing village with a good road network to neighbouring towns and a villages including Moira and the M1 interchange. Viewing a must!

## Features

- Handsome detached village residence with character
- Spacious drawing room and separate dining room
- Entrance porch leading through to the hallway with an original decorative tiled floor
- Large cloak room to the rear
- Spacious kitchen and separate utility room
- Bright landing leading to four double bedrooms
- Spacious bathroom and separate WC
- PVC double glazed windows
- Oil fired central heating
- Driveway with parking area to the rear accessed via a right of way through the neighbouring yard
- Cottage style garden to the rear with an attractive brick wall and an adjoining paddock to the rear

## Key Information

Tenure:	Freehold
Ground Rent:	NIL
Rates:	£ 1244.04 per year as of 26/9/19
Service Charge:	NIL
Floor area:	2121 sq.ft. approx (Land and Property Services)

## Viewing

Key and accompany and appointment with agent... 9261 2121. Please inform agent as soon as possible if you cannot attend a viewing appointment.

## Location

On the main Ballinderry Road in central Aghalee.

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38	38	45
<b>G</b> 1-20		
Not energy efficient - higher running costs		



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