



This attractive detached six bedroom family home has been designed and finished to an extremely high standard throughout. Combining the benefits of countryside rural life enjoying this tranquil location but is extremely accessible and within comfortable commuting distance of Belfast and Lisburn.

It is rare that we present such a home with income potential such as this property. Previously operated as a successful NITB approved guest house, has been thoughtfully designed to work equally as well as a generous family home offering a total of 7 bedrooms, 6 of which have luxury ensuite shower rooms. The property is bright and spacious and has been beautifully presented and tastefully decorated by its current owners providing accommodation whilst retaining a feeling of warmth and character.

A superb opportunity to purchase a delightful family home in a quiet yet convenient location, which can only be fully appreciated on internal inspection, viewing is highly recommended.

Offers Over  
£425,000

25 Killead Road,  
Aldergrove,  
Crumlin,  
BT29 4EL

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Viewing by  
appointment  
through agent  
028 9066 3030

- Superb Detached Family Residence in a Delightful Semi Rural Location
- Reception Rooms include: Spacious Lounge, Living Room & Separate Dining Room
- Modern Fitted Kitchen with Dining Area/Separate Utility Room
- 5 Double Bedrooms all with Ensuite Facilities
- Study/Potential 6th Bedroom
- Family Bathroom/Additional Ground Floor Cloakroom with WC
- Exceptionally Well Presented Throughout
- Oil Fired Central Heating/uPVC Double Glazed Windows
- Smoke Detection System
- Beam Vacuum System
- Intruder Alarm
- P. V. Solar Panels
- Driveway Parking for Several Cars
- Delightful Surrounding Gardens in Lawns with Sheltered Sitting Areas
- Detached Self Contained Annex Ideal as Granny/Teenager Apartment or as an Investment Opportunity
- Formally Run as a Bed & Breakfast with genuine income producing potential
- Convenient Location Close to Belfast International Airport & Within Comfortable Commuting Distance of Many Parts of the Province



The Property Comprises:

## Ground Floor

uPVC double glazed front door with double glazed side window to . . .

RECEPTION HALL: Low wattage spotlights, tiled floor.

CLOAKROOM: Low flush wc and pedestal wash hand basin.

LOUNGE: 25' 9" x 16' 6" (7.85m x 5.03m) Decorative fireplace with granite hearth.



LIVING ROOM: 16' 9" x 13' 0" (5.11m x 3.96m) Decorative fireplace.



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DINING ROOM: 14' 8" x 14' 8" (4.47m x 4.47m) uPVC double glazed door to rear, low wattage spotlights.



MODERN FITTED KITCHEN OPEN PLAN TO DINING AREA: 22' 10" x 16' 9" (6.96m x 5.11m) (at widest points). Extensive range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, space for cooker range with glass splash back, stainless steel extractor fan, integrated dishwasher, central island unit with matching work surfaces, low wattage spotlights, part tiled walls.



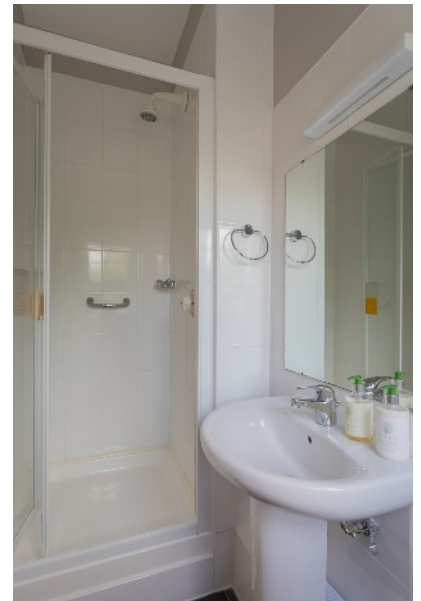
UTILITY ROOM: 8' 0" x 8' 0" (2.44m x 2.44m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, tiled floor, uPVC door to rear, Megaflow hot water tanks.

## First Floor

LANDING: Low wattage spotlights.

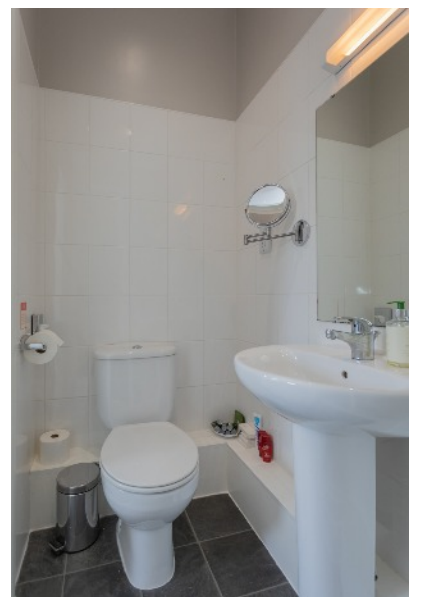
BEDROOM (1): 16' 6" x 11' 4" (5.03m x 3.45m) Low wattage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, low wattage spotlights, extractor fan.



BEDROOM (2): 16' 6" x 10' 3" (5.03m x 3.12m) Low wattage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, low wattage spotlights, extractor fan.



BEDROOM (3): 16' 9" x 13' 3" (5.11m x 4.04m) (at widest points). Low wattage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, low wattage spotlights, extractor fan.



BEDROOM (4): 18' 2" x 14' 1" (5.54m x 4.29m) Low wattage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, low wattage spotlights, extractor fan.



BEDROOM (5): 14' 9" x 14' 8" (4.5m x 4.47m) Low wattage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, low wattage spotlights, extractor fan.



STUDY/BEDROOM (6): 14' 3" x 9' 0" (4.34m x 2.74m)

BATHROOM: White suite comprising panelled bath with mixer tap and shower attachment low flush wc, pedestal wash hand basin, fully tiled shower cubicle, tiled floor, low wattage spotlights, extractor fan, part tiled walls.



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## Ground Floor

SEPARATE ANNEX: Ideal as granny/teenager flat or for rental, uPVC double glazed front door to . . .

LOUNGE OPEN PLAN TO DINING & KITCHEN AREA: 21' 10" x 20' 10" (6.65m x 6.35m)

Spotlights with dimmer switch, under stairs storage, range of units, work surfaces, 1.5 bowl single drainer sink unit with mixer tap, plumbed for washing machine, integrated fridge.





## First Floor

LANDING: Built-in mirror fronted storage, low wattage spotlights.

BEDROOM: 17' 1" x 13' 9" (5.21m x 4.19m) Low wattage spotlights, range of built-in mirror fronted Sliderobes, Velux windows.

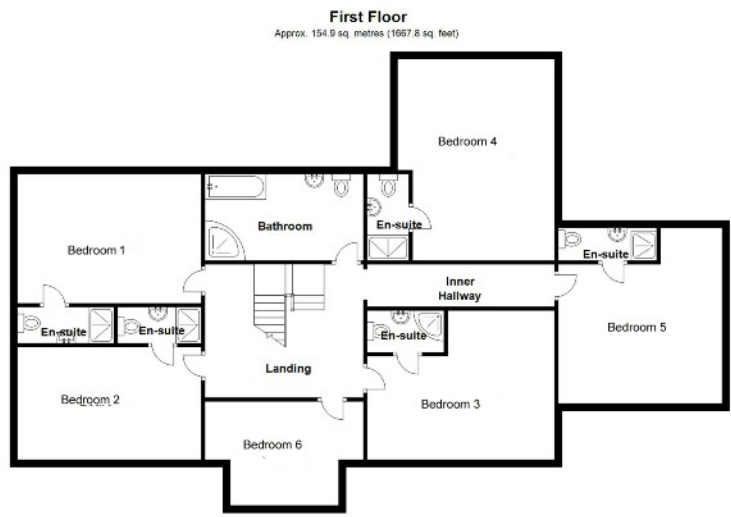
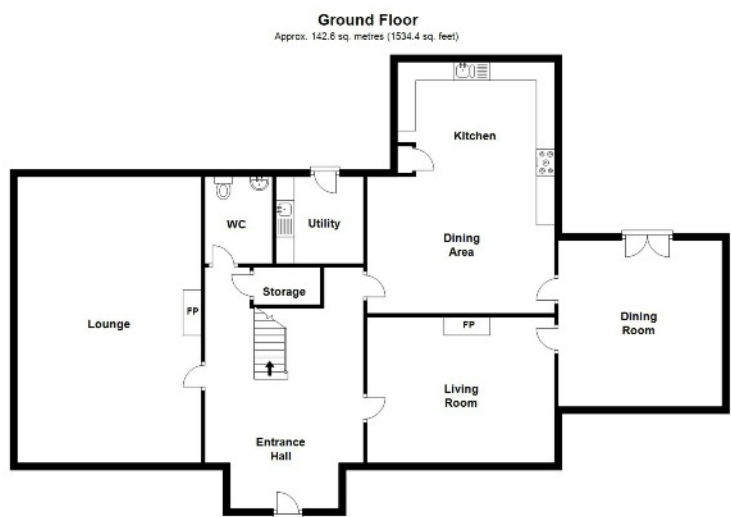
ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with splash panelling, panelled shower cubicle, Velux window.



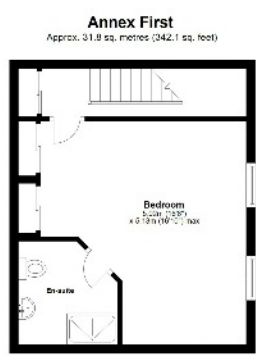
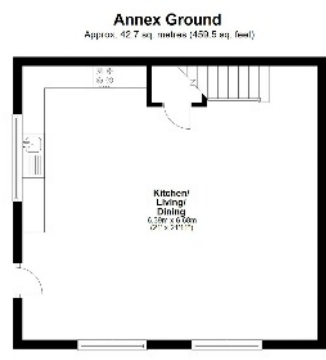
## Outside

Brick entrance pillars and gates to tarmac driveway with parking for several cars. Beautifully presented surrounding gardens in lawns with flower beds and boundary fences. Stone paved path around the property and several sheltered sitting areas including generous stone paved patio, accessed from dining room. Concealed storage area and wood store with uPVC oil tank.





Total area: approx. 297.5 sq. metres (3202.2 sq. feet)  
This plan is for illustrative purposes only.  
Plan produced using PlanUp.



## Rates Payable

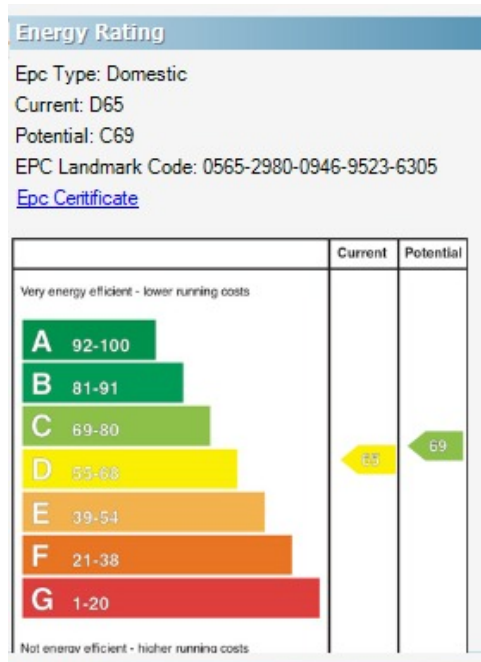
For the period April 2023 to March 2024 £2,187.00

## Tenure

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

## Location:

From Nutts Corner Roundabout take Tully Road (A26), as the road bends to the right take left turn to continue on Tully Road which then becomes Killead Road, the property is on the left hand side.



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