



We are delighted to present this unique property to the market which is sure to appeal to many potential buyers. Set just minutes drive from the A26 and nestled within this historic hamlet in Ballinderry.

It presents flexibility in its ground floor layout with up to four reception areas, any of which could be adapted for a playroom, home office or further ground floor bedroom. The first floor presents three bedrooms and a large family bathroom.

The charming property is surrounded by lovingly landscaped gardens and outbuildings. Steeped in character and country charm, yet remaining a very functional family home with further development potential. Sales locally have been extremely popular and this property presents the opportunity of converting existing outbuildings or reconfiguring its internal layout, to offer the ideal property for 'working from home' and other important family needs.

The accommodation is deceptively spacious and charming. Early viewing is encouraged to appreciate this fine property in its ideal location in Ballinderry village.

Offers Around  
£249,950

44 Crumlin Road,  
Ballinderry Upper,  
LISBURN,  
BT28 2JX

Viewing by  
appointment with  
& through agent  
028 9266 1700

- Beautiful And Charming Detached Home In the Heart of the county Antrim countryside
- Priced to allow for modernisation with a highly flexible and adaptable layout
- Several out buildings including a large corrugated iron shed present great business opportunities to those working from home
- Magnificent Gardens with mature and exotic planting, with several sheltered sitting areas
- A delightful three bedroom home that presents the flexibility to offer a potential fourth bedroom
- Impressive split level open plan living room with doors opening out to the rear garden and also to a covered porch
- Country Style Kitchen opening out into Family Room
- Family Room and Drawing Rooms each with Feature fireplaces (open fires)
- Generous Family Bathroom with separate Bath and Shower
- Partial double glazing & Oil fired central heating
- Enclosed concrete yard with several outbuildings opening out into it
- Large Corrugated Iron Shed (c. 51' x 19' ) with plumbing, power and light.
- A home that offers great future prospects for any modern day family
- Priced to allow for modernisation and renovation
- Early viewing is highly recommended

The Property Comprises:

Ground Floor



ENTRANCE HALL: Solid wood front door with stained glass, feature wood panelled ceiling.





DRAWING ROOM: 16' 7" x 11' 7" (5.05m x 3.53m) Feature dark marble fireplace with ceramic tiled inlay and hearth (open fire), ceiling cornice, glazed double doors opening through to living room.



LIVING ROOM: 25' 7" x 21' 5" (7.79m x 6.53m) Solid oak strip flooring, with raised carpeted area, ceiling cornicing, single door out to front covered porch and rear double doors out to rear garden. Door through to kitchen.







FAMILY ROOM: 14' 3" x 10' 9" (4.34m x 3.28m) Feature Mahogany fireplace with cast iron inlay on granite hearth, ceiling cornice, arch opening into country kitchen and door through to dining room



DINING ROOM: 16' 7" x 9' 8" (5.05m x 2.95m) Ceiling cornice and dado rail. Door through to front entrance hall and family room. (This room offers potential as a fourth ground floor bedroom)





KITCHEN: 13' 6" x 14' 4" (4.11m x 4.38m) Ceramic Tiled floor, range of high and low level kitchen units with ceramic tiled splashbacks, twin electric oven, ceramic hob, integrated dishwasher, stainless steel side draining sink, recessed spot lighting and single solid wood door out to side.



First Floor

LANDING:



BEDROOM (1): 18' 9" x 11' 7" (5.71m x 3.53m)

Integrated Vanity Sink unit with mixer tap



BEDROOM (2): 18' 9" x 9' 9" (5.71m x 2.98m)





BEDROOM (3): 10' 9" x 10' 9" (3.28m x 3.28m)



BATHROOM: 13' 6" x 10' 9" (4.11m x 3.28m) Floor to ceiling tiling, twin vanity sink unit with mixer taps, low flush WC, panel bath, separate fully tiled shower cubicle, double hot press off.





## Outside

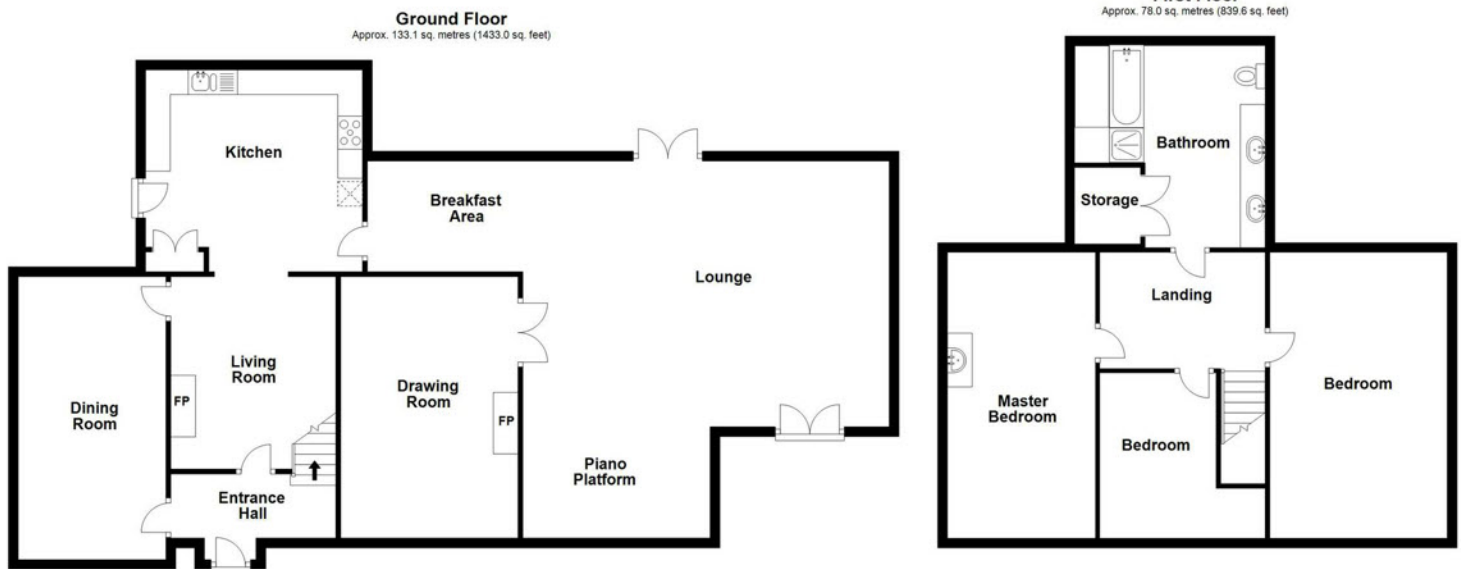
A charming gated and enclosed rear garden with many feature patio areas and specimen tree planting with low shrub beds. Lovingly maintained by its current owners.





Concrete yard to the side with two large separate outbuildings, ideal for renovation/conversion or for those with business interests.





Total area: approx. 211.1 sq. metres (2272.6 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

## Location:

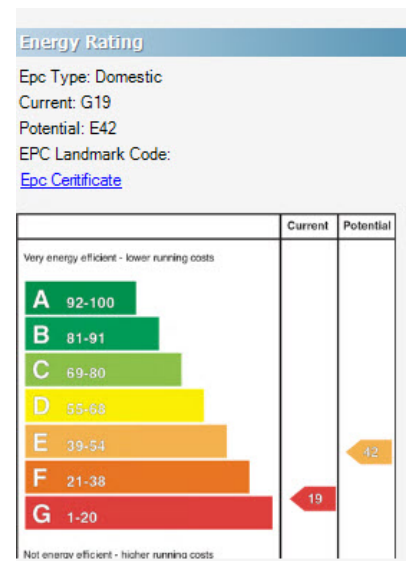
From the main A26 Airport Road turn onto Lough Road towards Ballinderry. Stagger straight across the first crossroads with Legaterriff/ScroggyRoad. Just before the junction of the next crossroads with the main Crumlin Road no.44's yard entrance is on the left hand side.

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

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Every Step  
of the Way



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