

TEMPLETON  
ROBINSON



12 Ballycolin Road,  
Dunmurry,  
Belfast ,  
BT17 0NN

Offers Over  
£530,000

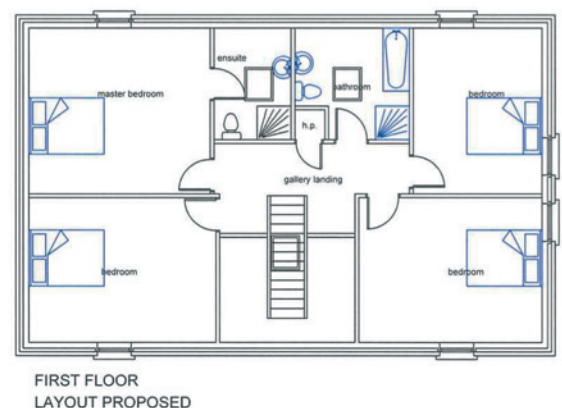
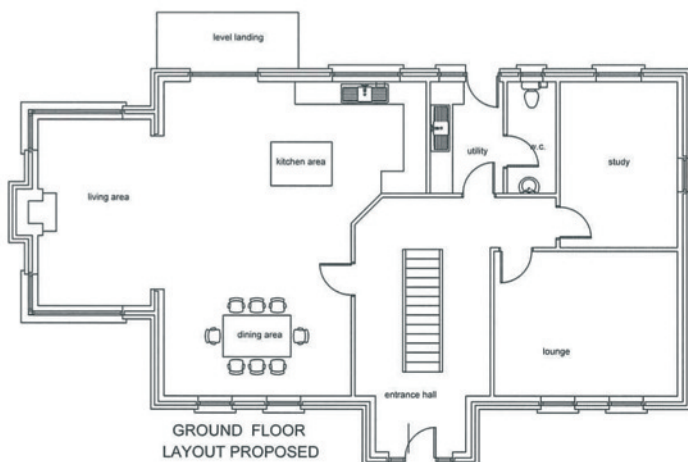
Viewing by  
appointment with  
& through agent  
028 90 663030

We are delighted to present to the market this New Build bespoke 4 Bedroom Detached home extending to 2,690 sq ft. Situated in the rural setting of the Ballycolin Road this luxury home sits on an elevated site showcasing uninterrupted views of Belfast & the Mourne Mountains. The property will be finished to a high specification on a turnkey basis.

The accommodation on the ground floor comprises a spacious entrance hall, large open plan kitchen/ living/ dining, utility room leading to W.C, lounge & study. On the first floor the property has 4 double bedrooms, one with ensuite and a further family bathroom. This is a unique opportunity to purchase a new build home in such a great location so early viewing is recommended.



View



## SPECIFICATION

4 Bedroom Detached home extending to 2,690 sq ft

### KITCHEN & UTILITY ROOMS

A range of high and low level units with a choice of doors, worktops & handles

Island unit

Integrated appliances to include electric hob & oven, extractor hood, dishwasher & fridge freezer

Washing machine

Space for tumble dryer

### BATHROOM, ENSUITE & W.C

Contemporary white sanitary ware & chrome fittings

LED mirror light in Bathroom & Ensuite

Tiled splash backs to wash hand basins and bath

Heated chrome towel rails to ensuite and bathroom

Vanity unit to ensuite

### FLOORING & TILING

Choice of LVT flooring to Entrance Hall, Kitchen / Dining / Living area, Utility Room, WC, Bathroom & Ensuite

Carpet to Stairs, Landing & Bedrooms

### INTERNAL FEATURES

Oil fired central heating

Moulded and painted skirtings and architraves

Traditional painted solid internal doors with quality ironmongery

Painted internal walls in one colour throughout & white ceilings

High levels of insulation to help reduce energy costs

Wood burning stove to lounge

Wired for security alarm

Comprehensive range of electrical sockets, integrated USB charging point to Kitchen & Principal Bedroom

### EXTERNAL FEATURES

Render finish with feature stone cladding

Traditional style PVC double glazed sliding sash windows to front of property

Composite front door

Wiring for electric gates

Outside lights to front & rear

Spacious Bitmac driveway

Tobermore paved patio area

Timber fencing to boundaries

Gardens sown to the front and seeded to the rear

Wiring for EV Car Charger

10 Year Warranty



Location:

From Belfast if you proceed along the Colinglen Road and turn right onto the Ballycolin Road.

From Lisburn once you are at the top of Pond Park Road take a right turn onto Mullaghglass Road, then turn left onto Ballycolin Road.

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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