

9261 2121  
stewartestateagents.com

**stewart**  
estate agents



Rosetta **30 LOWER BALLINDERRY ROAD**  
Ballinderry Lower BT28 2JH

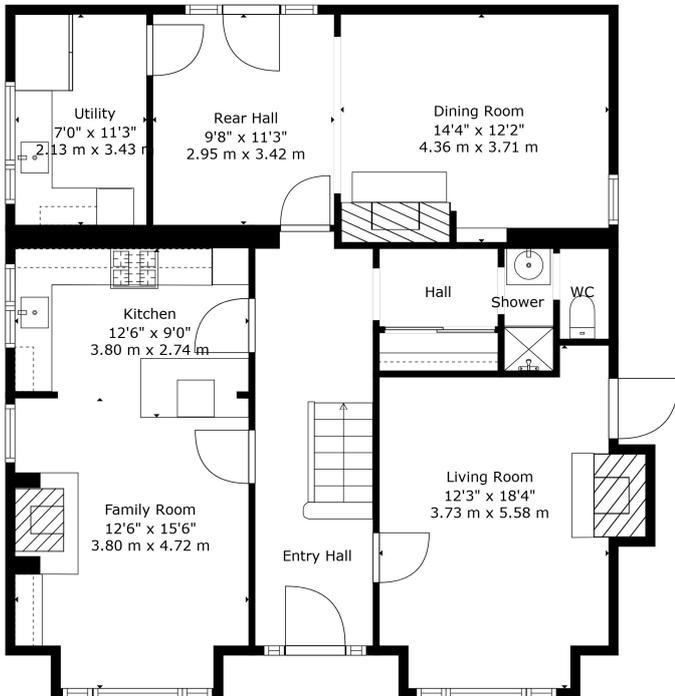


Offers around  
**£319,950**

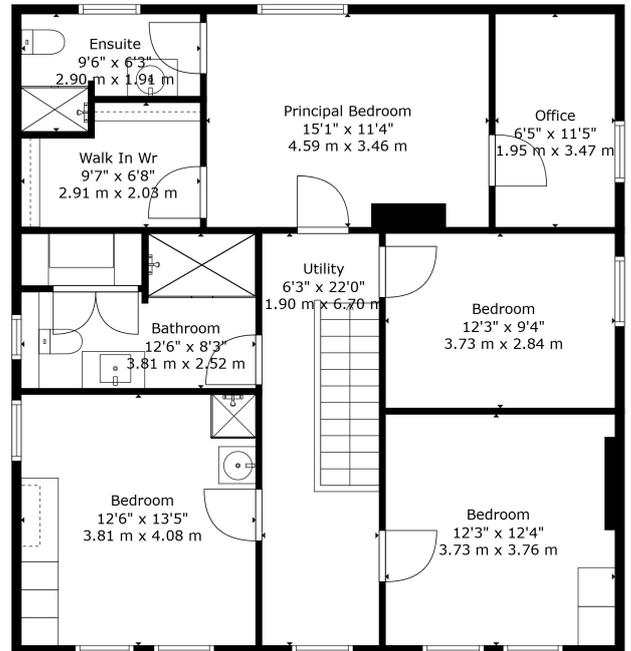




30 Lower Ballinderry Road, Ballinderry Lower



Floor 1



Floor 2

**TOTAL: 2174 sq. ft, 202 m2**  
 FLOOR 1: 1107 sq. ft, 103 m2, FLOOR 2: 1067 sq. ft, 99 m2  
 EXCLUDED AREAS: FIREPLACE: 11 sq. ft, 1 m2  
 WALLS: 135 sq. ft, 12 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
38-54	E	43 E	52 E
21-38	F		
1-20	G		

## Description

A very elegant detached double fronted Gentleman's Residence enjoying a prime position on the beautiful Lower Ballinderry Road, convenient to the historic hamlet of Ballinderry Lower with its popular Primary School and convenient to the A26 for Antrim, Belfast International Airport and the North as well as Moira and the M1 interchange for Belfast and the west.

The property has a bright and spacious interior for a the family market in particular, but will immediately appeal to those seeking a yard to the rear.

All in all, an attractive detached home with character in a rural and accessible location. Viewing a must!

## Features:-

- Spacious detached country residence with flexible living arrangements
- Four generous bedrooms, master bedroom with an ensuite shower room as well as a walk in wardrobe and a study
- Attractive front door leading into a generous hallway with a spindled staircase to the first floor accommodation. Downstairs cloak room leading into a WC with wash hand basin
- Living room with a feature Mahogany fireplace with an antique style inset. Open fire. Bay window
- Family room with a feature bay window and an attractive brick fireplace with a cast iron multi fuel stove inset. Open plan to
- Kitchen with an excellent range of high and low level cabinetry in a country style having an attractive cooking area with over mantle and space for a free standing range style cooker
- Dining room with a feature cast iron wood burning stove
- Open plan an elegant rear hallway
- Separate utility room with fitted units. Space for a washing machine and space for a dryer
- Shower room on the first floor with a modern white suite including a shower cubicle, WC and vanity wash hand basin. Feature low level wainscoting
- Gas heating
- Neat gardens to the front sides and rear with lawns and patio areas and mature shrubbery
- Spacious concrete yard to the rear with an open barn and outhouses and sheds for storage



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

stewart estate agents | 34a Main Street, Moira. BT67 0LE

