



2 PORTMORE HALL BALLYDONAGHY ROAD, CRUMLIN, BT29 4WT



A most impressive and beautifully presented detached home, superbly positioned within this classic Georgian-inspired village setting, enjoying a peaceful semi-rural location just a short walk from all the amenities of Crumlin's Main Street. Within the village there is a Tesco Superstore, leisure centre, medical facilities and a small selection of cafés, along with excellent access to schools, arterial routes and Belfast International Airport. The property is ideally situated for commuting to Belfast, Lisburn, Antrim and Moira.

Built by award-winning Porter & Co, a name synonymous with quality, this exceptional home extends to circa 1,493 sq ft and benefits from a higher than average EPC rating (C-69).

The first floor offers four well-proportioned bedrooms. The principal bedroom enjoys dual aspect windows and a recently upgraded luxury en-suite shower room with elegant tiling. A white bathroom suite serves the remaining bedrooms. The spacious landing provides access to a partially floored roof space with light and power, ideal for additional storage.

On the ground floor there is a welcoming entrance hall, a cosy lounge with bespoke media wall and remote-controlled electric fire, and a second bright living room with solid wooden flooring, attractive fireplace with open fire and double doors leading to the extensive rear garden. The high-quality fitted kitchen features an open plan dining area, separate utility room and a newly installed downstairs WC with contemporary tiling.

Externally, there is off-road parking leading to a detached garage with roller door, light and power. The large rear garden is well maintained and complemented by a generous patio area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			EU Directive 2002/91/EC

OFFERS OVER £329,950

2 PORTMORE HALL BALLYDONAGHY ROAD, CRUMLIN, BT29 4WT

Key Features

- A magnificent Georgian-inspired double fronted detached residence offering well-appointed accommodation extending to approximately 1,493 sq ft.
- Two separate reception rooms, including a cosy lounge with a feature media wall and a large, bright living room with an open fire and double doors opening onto the garden.
- White bathroom suite on the first floor.
- Oil-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-69).
- Finished in attractive brick with many appealing features throughout, the property also benefits from Bison floors for superior sound insulation.
- Four good-sized bedrooms, including a principal bedroom with a luxury upgraded en-suite shower room finished with beautiful tiling.
- High-quality fitted kitchen with an open-plan layout to a spacious dining area, plus access to a separate utility room and a newly installed downstairs W.C.
- Detached garage with light and power.
- Well-maintained, privately enclosed large rear garden with an additional brick-paved patio.
- A short walk to all the amenities on Crumlin's Main Street, including a Tesco Superstore, leisure centre and local shops, with an easy commute to Belfast and Lisburn.





GROUND FLOOR

Hardwood front door with attractive transom window and glass side panels to flood the entryway with natural light and showcase the home's architectural detail.

SPACIOUS AND WELCOMING ENTRANCE HALL

Centre rose, ornate cornicing, and useful understairs storage.

LOUNGE

11'8 x 9'9

Feature media wall with remote-controlled electric fire, beautifully paired with a classic centre rose and detailed cornicing.

LIVING ROOM

21'0 x 11'7

Solid wood flooring, decorative centre rose and cornicing, and an attractive fireplace with open fire, complemented by UPVC double-glazed double doors opening to the garden.

LUXURY HIGH QUALITY KITCHEN

13'10 x 13'8

A beautifully appointed kitchen with high and low-level units, integrated appliances including oven, microwave, hob, extractor fan, fridge and freezer, and luxurious Cosentino worktops over a tiled floor. Period features such as cornicing and a centre rose enhance the space, which flows effortlessly into the open-plan dining area.

SEPARATE UTILITY

A practical utility area featuring a range of units, single drainer stainless steel sink, plumbing for a washing machine, tiled floor, partially tiled walls, and a UPVC double-glazed back door.

NEWLY INSTALLED DOWNSTAIRS W.C

Low-flush WC, wash hand basin with storage units, chrome-effect sanitary ware, partially tiled walls, and tiled floor.

FIRST FLOOR

PRINCIPAL BEDROOM

14'7 x 10'3

A bright bedroom with dual windows, wooden-effect strip flooring, and built-in wardrobes.

LUXURIOUS UPGRADED ENSUITE SHOWER ROOM

This stylish, upgraded bathroom offers a shower cubicle with thermostatically controlled shower, low-flush WC, and wash hand basin with storage, finished with beautifully tiled walls and floor.

BEDROOM 2

12'2 x 9'4

Wooden-effect strip floor, built-in robes.

BEDROOM 3

12'0 x 9'4

Built-in robes.

BEDROOM 4

12'2 x 10'3

Wooden effect strip floor.

WHITE BATHROOM SUITE

Bath with shower unit, low-flush WC, wash hand basin with storage, chrome-effect sanitary ware, tiled walls and floor.

SPACIOUS LANDING

Hotpress / storage, access to;

ROOFSPACE

Pull-down ladder, partially floored, with light and power.

OUTSIDE

Well-maintained, good-sized, privately enclosed rear garden featuring a brick-paviour patio and pathways. The front garden is also well-kept, with off-road parking to the side leading to a detached garage.

DETACHED GARAGE

20'2 x 9'10

Detached garage with roller door, UPVC double-glazed pedestrian door, light and power, and housing an oil-fired boiler.

2 PORTMORE HALL BALLYDONAGHY ROAD, CRUMLIN, BT29 4WT









2 PORTMORE HALL BALLYDONAGHY ROAD, CRUMLIN, BT29 4WT



Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18597631

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

