



6C Ballinderry Road,
Aghalee,
CRAIGAVON,
BT67 0DY

Offers Over
£575,000

Viewing by
appointment with
& through agent
028 9266 1700





Set at 6C Ballinderry Road in Aghalee, this detached family home offers spacious, high-quality accommodation in a peaceful village setting, within easy reach of Lisburn, Belfast, Dungannon and Craigavon, and 20 minutes from Belfast International Airport, with local schools and amenities nearby.

The ground floor includes a welcoming hallway with storage and three reception rooms, alongside a large open-plan kitchen/dining area with Corian worktops, breakfast island, integrated appliances and access to a light-filled sunroom. Additional spaces include a utility room, study, family

room and downstairs WC. The home benefits from underfloor heating and double glazing throughout.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite. Bedrooms two and three share a Jack and Jill bathroom, complemented by a family bathroom and walk-in hot press.

Externally, the property features a sweeping driveway, mature gardens, patio areas and a detached double garage with attic room suitable for office or gym. We recommend viewing at your earliest convenience.



- Beautifully presented detached family home with high-quality finish throughout, generous & versatile living space ideal for modern family life
- Peaceful village setting convenient to Lisburn, Belfast, Dungannon and Craigavon, 20 minutes from Belfast International Airport, transport links To Belfast & surrounding towns, ideal for commuters
 - Welcoming entrance hallway with built-in storage & downstairs WC
 - Three bright and flexible reception rooms, providing excellent space for family living
- Stunning open-plan kitchen & dining area with Corian worktops, a range of built-in appliances & access to the sunroom
- Double sided gas fire between living area and bright sunroom filled with natural light & views over the garden
 - Separate utility room with fitted units & access to the rear garden
 - Comfortable family room / study ideal for home working
 - Underfloor heating & double glazed windows throughout
- Four well-proportioned first floor bedrooms, including a spacious principal bedroom with ensuite shower room / bedroom 2 & 3 with Jack & Jill bathroom (both with underfloor heating)
- Modern family bathroom with underfloor heating and contemporary fixtures / walk-in hotpress providing excellent storage
 - Security alarm system/Beam vacuum system
- Mature gardens in lawns & attractive outdoor space, generous patio areas, perfect for outdoor dining & entertaining
- Sweeping tarmac driveway with ample parking / detached double garage with additional attic room, ideal for home office, gym or storage

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The Property Comprises:

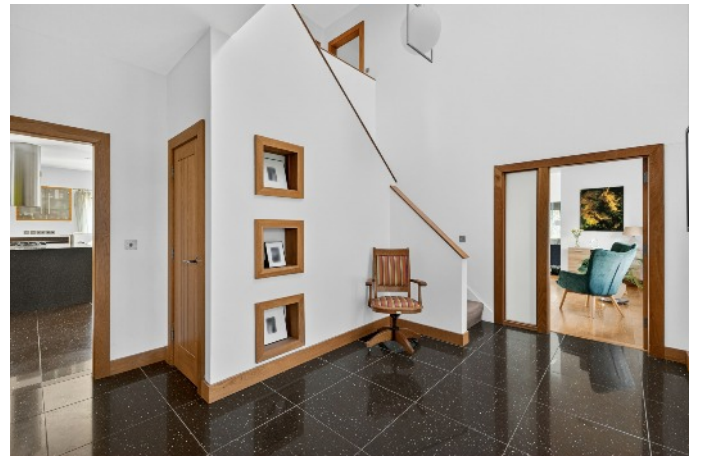
Ground Floor

Patio walkway leading glazed hardwood front door with glass insets and glass side lights to...



ENTRANCE PORCH: Polished tiled floor, dual aspect windows, hard wood glazed inner door with glass side lights and glass insets into...

ENTRANCE HALL: Outlook to front, polished tiled floor, understairs storage cupboard.



FAMILY ROOM: 15' 0" x 12' 3" (4.57m x 3.73m) At widest points. Outlook to front, cast iron wood burning stove with mantelpiece and slate hearth.

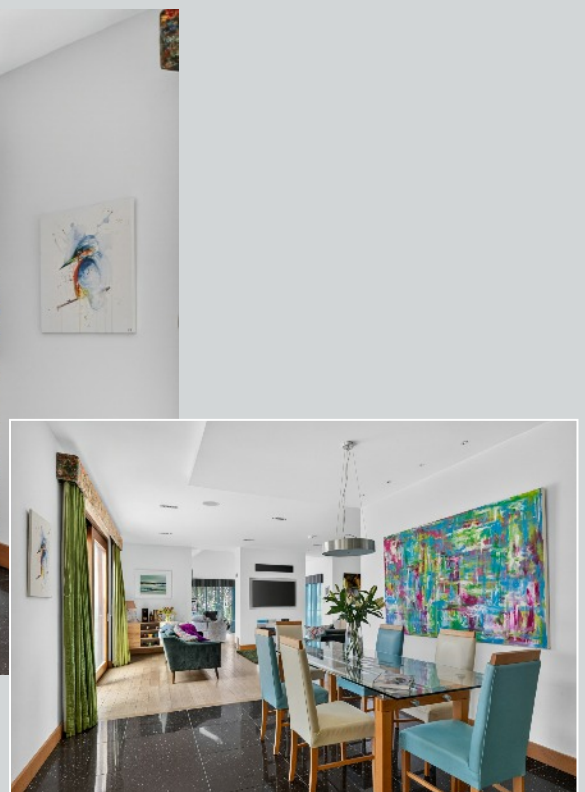


STUDY: 9' 11" x 6' 8" (3.02m x 2.03m) At widest points.

Outlook to front.



KITCHEN AREA: 17' 9" x 12' 7" (5.41m x 3.84m) At widest points. Bespoke fully fitted kitchen with range of high and low level units, built in high level double oven and grill, built in high level plate warmer, built in high level microwave, polished tiled floor, inset sink with chrome mixer tap, Corian worktops and upstand, LED recessed downlighting, space for American style fridge/freezer, integrated beer/wine chiller, built in wine rack, breakfast island with additional built in storage and stainless steel gas hob with built in extractor fan above, built in breakfast/dining area with glass top and seating area, outlook to rear garden with dual aspect and full height windows, open plan to...



Open plan to...

LIVING ROOM: 24' 4" x 15' 11" (7.42m x 4.85m) Dual aspect windows to front and rear, solid oak wooden flooring, low voltage recessed downlighting, double glazed sliding doors to rear patio area, feature fireplace with media walls, open plan to...



Open plan to...

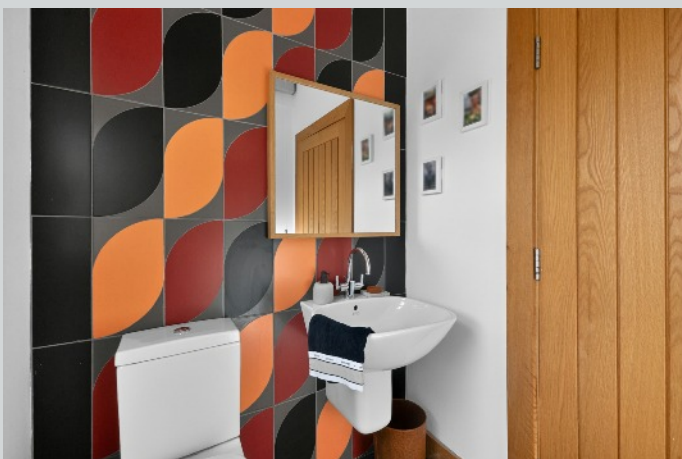
SUN ROOM: 14' 0" x 13' 7" (4.27m x 4.14m) Triple aspect windows to front, side and rear, solid wooden flooring, high vaulted ceiling with remote controlled Velux window with rain activated sensors, low voltage recessed spotlighting, panoramic surrounding glass windows, sliding doors leading out to rear patio area, outlook across private pond.



UTILITY ROOM: Range of high and low level units, laminate effect worktops, stainless steel single drainer sink with side drainer and chrome mixer tap, plumbed for washing machine, plumbed for tumble dryer, polished tiled floor, outlook to rear garden.



DOWNSTAIRS W.C.: White suite comprising low flush WC with push button, pedestal wash hand basin with chrome mixer tap, tiled floor, tiled walls, picture window.



REAR HALLWAY: Tiled floor, door leading to rear garden, cloaks area.

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First Floor

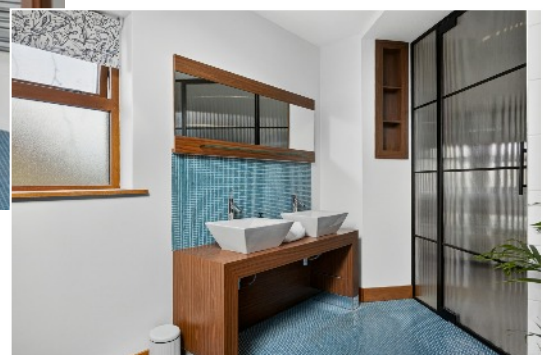
LANDING:

WALK IN WARDROBE/HOTPRESS: 8' 7" x 6' 0" (2.62m x 1.83m) At widest points, outlook to front.



BEDROOM (1): 17' 3" x 15' 11" (5.26m x 4.85m) At widest points. Dual aspect windows, LED recessed downlighting. Crittal door leading to...

ENSUITE SHOWER ROOM: White suite comprising low flush WC with push button, picture window, built in double vanity unit, chrome mixer tap and built in mirror, tiled floor, part tiled walls, corner shower unit with walk in shower, thermostatic control valve, telephone attachment, rain fall headset, chrome heated towel rail, built in storage.



BEDROOM (2): 17' 9" x 14' 0" (5.41m x 4.27m) At widest points. Outlook to rear.



BEDROOM (3): 15' 0" x 10' 7" (4.57m x 3.23m) At widest points. Outlook to side, Velux window, solid oak wooden flooring.



JACK AND JILL ENSUITE: White suite comprising low flush WC with push button, corner shower unit with glass sliding door, shower with thermostatic control valve and telephone attachment, fully tiled walls, tiled floor, double sink with chrome mixer tap and built in mirror, extractor fan, LED recessed downlighting. Two recessed sunlight tubes providing natural light.



BEDROOM (4): 15' 0" x 13' 5" (4.57m x 4.09m) At widest points. Dual aspect windows, LED recessed downlighting.



FAMILY BATHROOM: White suite comprising low flush WC with push button, wash hand basin with chrome mixer tap and pedestal, free standing slipper style bath with chrome mixer tap, corner shower unit with glass door, shower with thermostatic control valve and telephone attachment, tiled floor, tiled walls, chrome heated towel rail, LED recessed downlighting, extractor fan, Velux window.



Outside

Surrounding professionally landscaped mature gardens with surround mature shrubs, trees and hedgerows, part laid in lawns, mature private outlook across private wooded area, surrounding patio area, built in pond, surrounding patio walkways with pebbled areas, feature patio area with stone wall surround.

FRONT: Sweeping tarmac driveway with off-street parking for several vehicles, motor home or boat leading to...

DETACHED GARAGE (GROUND FLOOR): 23' 5" x 18' 9" (7.14m x 5.72m) At widest points.

Remote insulated sectional garage door. Stairs to:

DETACHED GARAGE (FIRST FLOOR): 18' 9" x 13' 2" (5.72m x 4.01m) At widest points. Garage room with light and power.

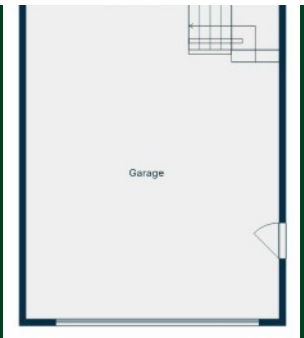
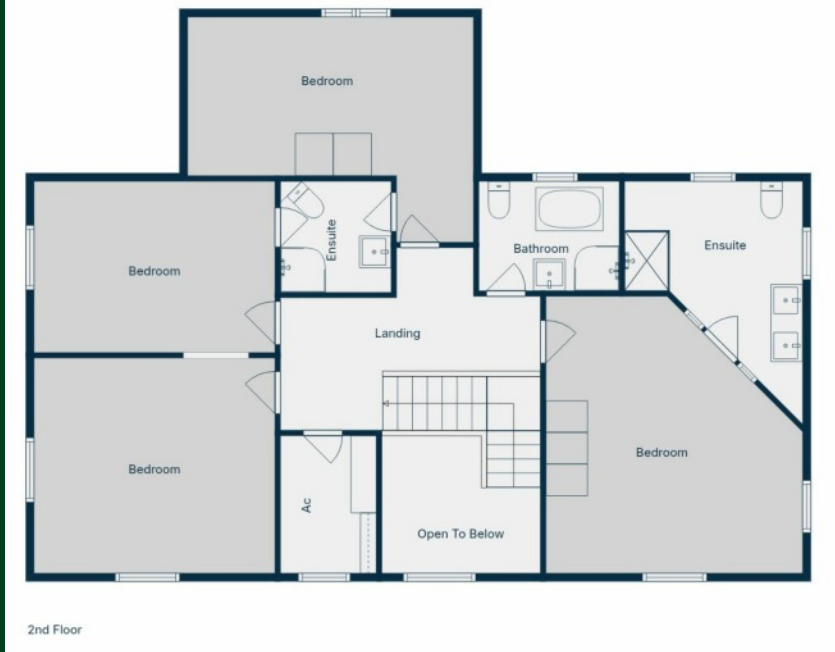


Location:

Coming out of Aghalee go along the Ballinderry Road past the turn off for Chapel Road. Number 6C is located past this turn off on the left hand side down a private laneway.

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 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
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