



A wonderful opportunity to purchase a brand new 4 bedroom detached family home with a fantastic semi-rural location and stunning views towards Lough Neagh. The buyers will have a choice of kitchen, utility and bathroom finishes, more details available on request.

The accommodation comprises, on the ground floor, entrance porch and hall, a good sized living room, lounge and magnificent open plan kitchen, living, dining area, a separate utility room and downstairs wc. On the first floor are four bedrooms, principal with an ensuite shower room, and a family bathroom. The property additionally benefits from double glazed windows, oil fired central heating, delightful gardens and a detached double garage. We would strongly recommend internal inspection.

Offers Over
£490,000

10B Derryola Bridge
Road,
Aghalee,
CRAIGAVON,
BT67 0DJ

Viewing by
appointment with
& through agent
028 9266 1700



- A great opportunity to purchase a newly built detached home in a semi rural location
- Two large reception rooms
- Impressive open plan kitchen, living, dining (from allocated supplier)
- Utility room and downstairs wc
- Four generous bedrooms, principal with ensuite shower room
- Family bathroom (from allocated supplier)
- Oil fired central heating/Double glazed windows
- Spacious roofspace offering storage or additional accommodation with the applicable permissions
- Detached double garage / Tarmac driveway
- 10 year warranty
- Generous gardens to front, side and spacious rear gardens in lawn



The Property Comprises:

Ground Floor

ENTRANCE PORCH: Leading to...

Entrance

ENTRANCE HALL: Choice of finish from allocated suppliers.

Ground Floor

LOUNGE: 14' 2" x 20' 6" (4.32m x 6.25m)

LIVING ROOM: 14' 1" x 26' 8" (4.29m x 8.13m)

KITCHEN: 20' 5" x 11' 2" (6.22m x 3.4m) Choice of finish from allocated suppliers.

DINING AREA 20' 5" x 8' 8" (6.22m x 2.64m)

FAMILY AREA 20' 5" x 10' 1" (6.22m x 3.07m)

UTILITY ROOM/WC Choice of finish from allocated suppliers.



First Floor

LANDING: Access to roofspace.

PRINCIPAL BEDROOM INCLUDING ENSUITE 14' 1" x 12' 0" (4.29m x 3.66m) Shower, vanity unit, wash hand basin with mixer tap, low flush WC.

BEDROOM (2): 14' 1" x 12' 4" (4.29m x 3.76m)

BEDROOM (3): 14' 1" x 14' 0" (4.29m x 4.27m)

BEDROOM (4): 14' 1" x 9' 4" (4.29m x 2.84m)

FAMILY BATHROOM Fully tiled with ceramic tiles, bath with mixer tap, low flush WC, shower with tiled inset.

Outside

Gardens in lawn to the front and extensive to the rear. Driveway parking for multiple cars plus detached double garage.







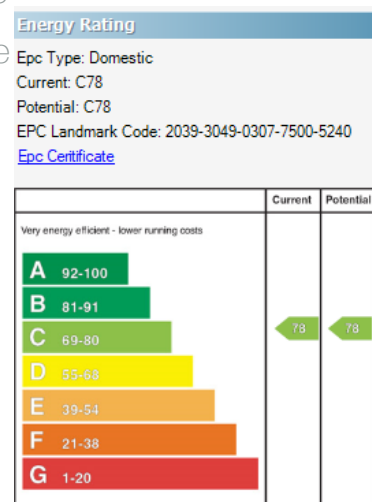
Telephone 028 9266 1700
www.templetonrobinson.com



Location:

From Lower Ballinderry, take the Aghalee Road towards Aghalee turn right into Moss Lane, which becomes Boghead Bridge Road. Continue to the end of Boghead Bridge Road and take right onto Derryola Bridge Road and the subject property is located approximately a mile 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
www.templetonrobinson.com



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