



**28J LOUGH ROAD,
UPPER BALLINDERRY,
LISBURN, BT28 2JY**



- A Most Outstanding And Well Presented Detached Bungalow Occupying A Spacious Setting With Private Rural Aspects Over Surrounding Countryside
- Spacious Family Accommodation Extending To Approximately 2300 Square Feet
- Spacious Lounge With Portuguese Limestone Fireplace And Solid Oak Floor
- Large Sun Room With Vaulted Ceiling And Open Aspects Over Gardens
- Spacious Kitchen And Dining Area / Utility Room With Adjoining Cloakroom With Low Flush Suite
- Four Good Sized Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Freestanding Bath Tub And Large Quadrant Shower Cubicle

PRICE: OFFERS IN THE REGION OF £475,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E52

REF:DLI5042605HG

- Spacious And Private Gardens Extending To 0.75 Acre
- Large Detached Double Garage / Remote Control Gated Entrance
- Oil Fired Central Heating System And PVC Double Glazing
- Prime Rural Location Convenient To Lisburn, Belfast, Moira And Belfast International Airport / We Strongly Recommend Early Viewing



ACCOMMODATION

Measurements are approximate

SPACIOUS ENTRANCE HALL:

Solid oak floor. PVC entrance door. Recessed spotlights. Glazed double doors to lounge.



SPACIOUS LOUNGE:

5.65m (18'6") x 4.40m (14'5")

Portuguese limestone fireplace with gas stove. Solid oak floor.



LARGE SUN ROOM:

5.57m (18'3") x 4.40m (14'5")

Vaulted ceiling with large roof window. Large Surround windows with aspects over gardens. Porcelain tiled floor. Double glazed double doors leading to gardens.



SPACIOUS LUXURY FITTED KITCHEN & DINING AREA:

8.38m (27'6") x 3.71m (12'2")

Excellent range of high and low level units. Built in table. Stainless steel sink unit with mixer tap. Under unit lighting. Stoves range style cooker with 2 x 4 ring gas hobs. Integrated dishwasher. Tiled floor. Tiled walls. Recessed spotlights. PVC double glazed french doors leading to timber deck and gardens.



SPACIOUS UTILITY ROOM:

Range of high and low level units. Single drainer stainless steel sink unit. Mixer tap. Plumbed for washing machine. PVC double glazed back door. Adjoining cloakroom with low flush WC. Pedestal wash hand basin. Tiled floor.



BEDROOM (1): 5.02m (16'6") x 4.18m (13'9")

Measurement to include range of built in robes with sliding doors. Recessed spotlights.

LUXURY SHOWER ROOM EN-SUITE: Large shower cubicle. Thermostatic shower. Wash stand with glass wash bowl. Mono style mixer tap. Close couple low flush WC. Tiled floor. Recessed spotlights.

**BEDROOM (2):
4.18m (13'9") x 3.68m (12'1")**

Laminated timber floor.

**BEDROOM (3):
3.68m (12'1") x 3.50m (11'6")**

Laminated timber floor. Recessed spotlights.

**BEDROOM (4):
3.68m (12'1") x 3.28m (10'9")**

Laminated timber floor. Recessed spotlights.



LUXURY TILED BATHROOM: Freestanding bathtub with mixer tap and shower attachment. Large quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush WC. Recessed spotlights. Tiled walls. Tiled floor.

LARGE ROOFSPACE: Potential for conversion subject to necessary approvals and specification.

OUTSIDE: Extensive rural setting extending to approximately 0.75 acre. Laid in lawns. Gated entrance with remote control electric gates. Driveway leading to parking and turning areas. Access to the property is via right of way over shared lane.

**LARGE DETACHED DOUBLE GARAGE:
7.54m (24'9") x 6.65m (21'10")**

2 roller shutter doors. Plaster finish walls. Lighting and ample power points.

TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2026 to March 2027 £2638

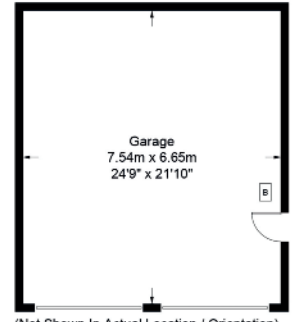
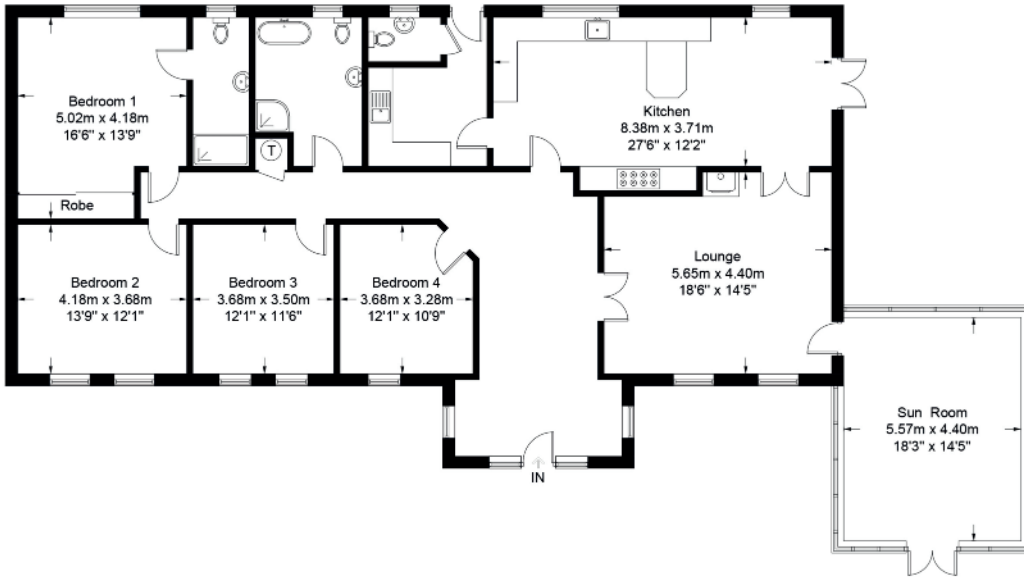
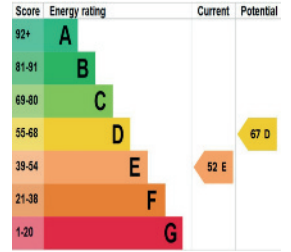
DIRECTIONS: From Ballinderry proceed towards Glenavy and turn left into Lough Road, number 28J is approximately 2 miles on the right.

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28J Lough Road, Upper Ballinderry

Approximate Gross Internal Area = 212.8 sq m / 2290 sq ft
Garage = 50.2 sq m / 540 sq ft
Total = 263 sq m / 2830 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2026 (ID1292096)



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