

simon**BRIEN**
RESIDENTIAL

18 Belfast Road,
Lisburn, BT27 4AS



Asking Price £285,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Family Home In A Prime Location
- Deceptively Spacious With Five Bedrooms And Additional Study Area Extending To Approx. 2,800 Sq Ft
- Adaptable, Well Planned Accommodation Offering Four Generous Reception Rooms
- Custom Designed Contemporary Kitchen With Contrasting Units And Casual Dining Area
- Cast Iron Feature Burning Stoves To Two Reception Rooms Perfect For Entertaining
- Well Appointed Family Bathroom And A Further Two Ensuite Shower Rooms
- Utility Room And Plenty Of Additional Storage
- Double Glazed Windows In Mahogany Frames
- Oil Fired Central Heating
- Detached Garage
- Private Rear Decked Area With Tranquil Garden
- Shared Tarmac Driveway
- An Ideal Home For The Growing Family Close To Wallace Park And All The Amenities Of Lisburn



SUMMARY

This attractive and deceptively spacious five bedroom family home is perfectly complimented by an enviable site position with a generous rear garden which benefits greatly from the afternoon sun. Situated on the main Belfast Road, Lisburn, this traditional home will appeal greatly to the growing family in today's market.

The accommodation, which is extremely well proportioned throughout, comprises of five double bedrooms, two with master ensuite facilities, well-appointed living room with feature fireplace, formal dining and two versatile office spaces – perfect for those working from home. The eager purchaser will surely appreciate the contemporary custom designed kitchen with feature island and integrated casual dining area and lower level living area complete with its very own wood burning stove. Other superb selling points like that of a generous family bathroom and a separate utility space make this property really stand out from the competition.

With a large detached garage, generous garden and ideally situated close to many of the amenities of Lisburn and within easy commuting distance of Belfast, this home offers excellent family accommodation and early viewing is highly recommended. To arrange a viewing at your convenience, contact our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

Hardwood front door with feature glass panelling.

ENTRANCE HALL:

16' 4" x 7' 9" (4.98m x 2.36m)

Oak hardwood flooring. Built-in storage and hanging space.

LOUNGE:

19' 10" x 13' 9" (6.04m x 4.18m)

Oak hardwood flooring. Feature raised brick built fireplace with slate tiles. Cast iron wood burning stove. Oak mantle.

DINING ROOM:

10' 8" x 10' 2" (3.25m x 3.10m)

Tiled flooring.

STUDY:

11' 8" x 10' 0" (3.56m x 3.05m)

Perfect home office space. Carpeted.

SEPARATE WC:

Low flush WC with pedestal wash hand basin and chrome taps. Ceramic tiled floor.





KITCHEN:
29' 3" x 16' 5" (8.92m x 5.00m)

Contemporary custom designed kitchen with a superb range of high and low level cream units and contrasting grey island. Polished granite worktops. Stainless steel square cut unit and mixer taps as well as circular stainless steel bowl and mixer tap. Neff 4 ring induction hob with floating Elica extractor above. Integrated dual gas hob with built in extractor above. Space for American style fridge freezer. Built-in Neff dual oven and grill with integrated warming drawer. Recess spotlights. Casual integrated dining space. Ceramic tiled floor. Vertical radiator. Open plan to...

LOWER LEVEL

FAMILY ROOM:
13' 5" x 13' 8" (4.09m x 4.17m)

A perfect space for entertaining. Laminate flooring. Raised fireplace with black slate tile and feature cast iron wood burning stove. Oak mantle. Access to private rear deck via sliding UPVC door.



UTILITY ROOM:
10' 7" x 5' 3" (3.23m x 1.60m)

A range of high and low level units. Formica work surfaces. Plumbed for washing machine. Space for drier. Stainless steel sink and bowl with chrome taps.

FIRST FLOOR

LANDING:

Hot press with unvented pressurised hot water system.

BEDROOM (1):

13' 11" x 9' 11" (4.24m x 3.02m)

Carpeted. Built-in robe.

BEDROOM (2):

9' 3" x 7' 1" (2.82m x 2.16m)

Carpeted.

BEDROOM (3):

11' 7" x 9' 8" (3.53m x 2.95m)

Carpeted.

BEDROOM (4):

16' 2" x 13' 0" (4.93m x 3.96m)

BEDROOM (5):

15' 4" x 14' 1" (4.68m x 4.29m)

Carpeted.

ENSUITE SHOWER ROOM:

Modern ensuite shower room with thermostatic controls. Vanity unit with His and Her sinks and chrome mixer taps. Partially tiled walls. Vinyl flooring.

BEDROOM (6):

13' 8" x 7' 9" (4.17m x 2.36m)

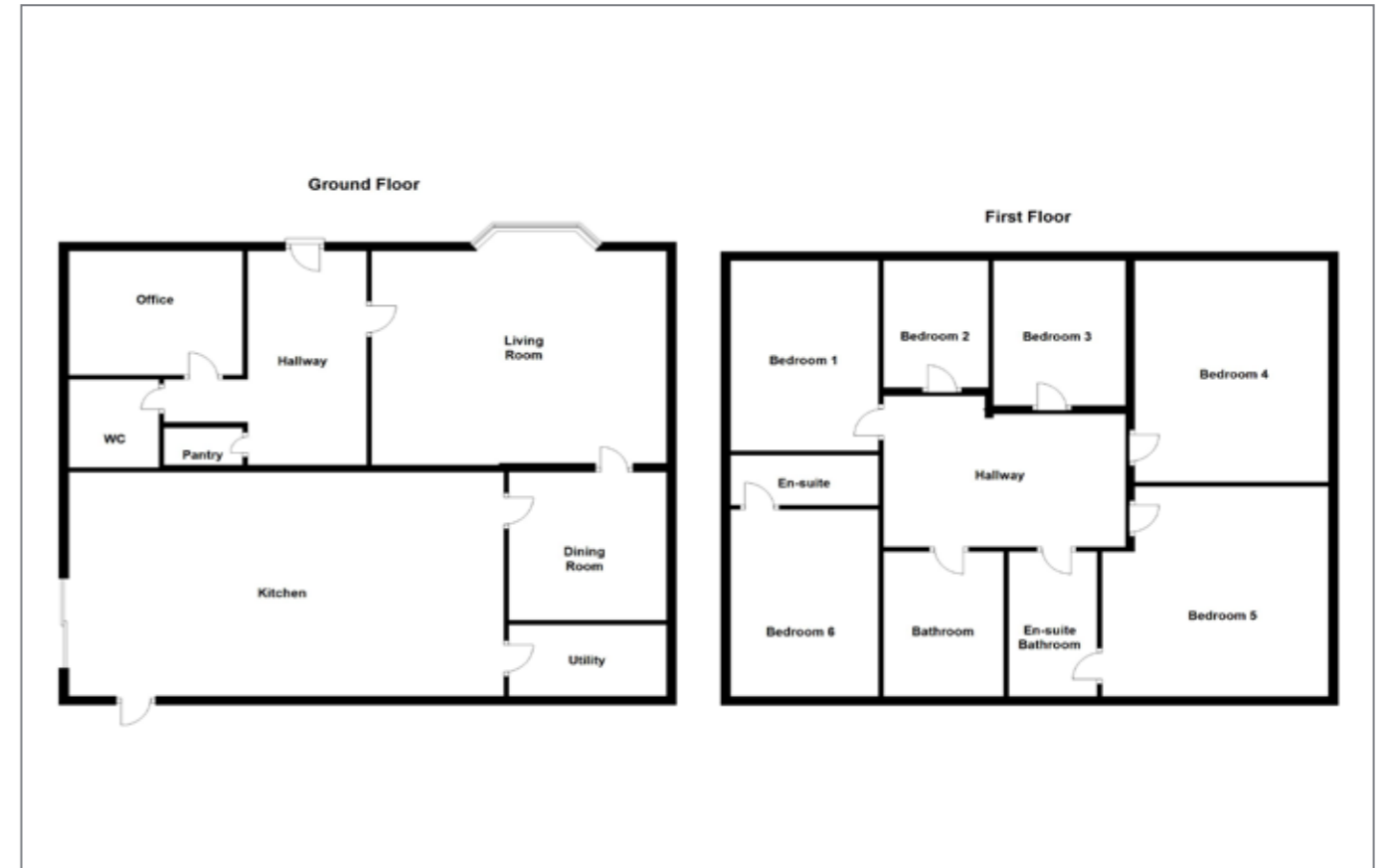
Carpeted. Built-in robe.

ENSUITE SHOWER ROOM:

Thermostatic controlled shower. Low flush WC. Pedestal wash hand basin and mixer taps. Ceramic tiled floor.

FAMILY BATHROOM:

Modern white suite comprising corner panel bath with telephone shower attachment and mixer taps. Pedestal wash hand basin, with chrome taps. Low flush WC. Partially tiled walls. Vinyl flooring.



OUTSIDE

DETACHED GARAGE:

20' 0" x 17' 6" (6.1m x 5.33m)

Up and over door. Power and light. Access to oil burner. Superb for storage.

To the front there is a shared tarmac drive with ample parking for vehicles. To the rear and side there is an enclosed rear lawn and a private rear decked area. Superb for entertaining purposes.

Motion sensor security system.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

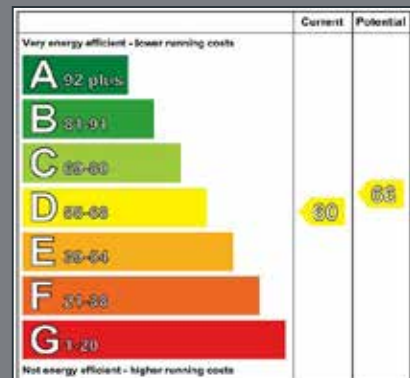


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: CG/I/17/FB



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