

simon**BRIEN**
RESIDENTIAL

20 Lisburn Road,
Saintfield, BT24 7AL



Asking Price £385,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Deceptively Spacious Detached Family Home
- Well-Presented Accommodation Throughout
- Adaptable To Suit Individual Requirements
- Four Well Proportioned Bedrooms Including Ensuite Shower Room
- Spacious Living Room With Open Fire And French Doors To
- Kitchen With Casual Dining Area & Living Area With 'Jotul' Multifuel Stove And Double Doors To Patio
- Separate Utility Room, Rear Hall Way
- Downstairs WC & Office
- Oil Fired Central Heating And Double Glazing
- Modern Bathroom Suite
- Converted Garage Used As A Gym
- Pleasant Enclosed Site With Various Sitting Areas
- Popular And Sought After Residential Location in Saintfield Walking Distance To Local Amenities



SUMMARY

Exceptionally well located off the Lisburn Road, the property is well placed close to all local amenities within the area, excellent schooling and is within comfortable commuting distance of Belfast city centre and other surrounding towns.

The accommodation, which is deceptive from an external appraisal, provides an exceptional layout extending with 4 bedrooms, living room and superb open plan kitchen with a dining and living area. There is also a downstairs cloakroom, utility room, office, open plan garage used as a gym. On the first floor there are 4 bedrooms including main one with ensuite shower room and family bathroom.

Externally, the property is positioned on a pleasant enclosed site with various sitting areas.

Likely to be of interest to the growing family in today's market. Viewing is by private appointment through our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

ENTRANCE

uPVC front door to reception hall.



LIVING ROOM:
21' 0" x 12' 10" (6.41m x 3.92m)

Solid wood fireplace with stone inset and slate hearth. Double French doors to:



KITCHEN/DINING/LIVING AREA:
25' 7" x 24' 3" (7.81m x 7.40m)

Range of high and low level units. Zanussi under bench oven. 4 ring ceramic hob. Stainless steel extractor fan. Integrated fridge freezer and dishwasher. 1.5 bowl stainless steel and glass sink. Part tiled walls. 'Jotul' multifuel stove with tiled inset. Double uPVC doors leading to outside patio.







REAR HALLWAY/UTILITY ROOM:

Plumbed for washing machine. Space for tumble dryer. Stainless steel sink unit. Extractor fan. PVC double glazed door leading outside. Ceramic tiled floor.



DOWNSTAIRS WC:

Stone floor. Low flush WC. Pedestal wash hand basin.

STUDY:



**CONVERTED GARAGE/GYM:
18' 2" x 18' 2" (5.54m x 5.53m)**

Power and light.



FIRST FLOOR

LANDING:

Hotpress with access to roofspace.



MAIN BEDROOM:
13' 11" x 12' 10" (4.25m x 3.91m)
With dressing room.

ENSUITE SHOWER ROOM:
Stone floor. Low flush WC. Pedestal wash hand basin with vanity unit. Fully tiled shower cubicle with rainhead shower. Low voltage spotlighting. Extractor fan.



BEDROOM (2):
13' 3" x 10' 12" (4.05m x 3.34m)

BEDROOM (3):
13' 3" x 9' 8" (4.03m x 2.94m)



BEDROOM (4):
12' 2" x 8' 8" (3.72m x 2.63m)
Built in wardrobes.



BATHROOM:

Ceramic tiled floor. Low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle. Corner bath. Low voltage spotlighting. Extractor fan.

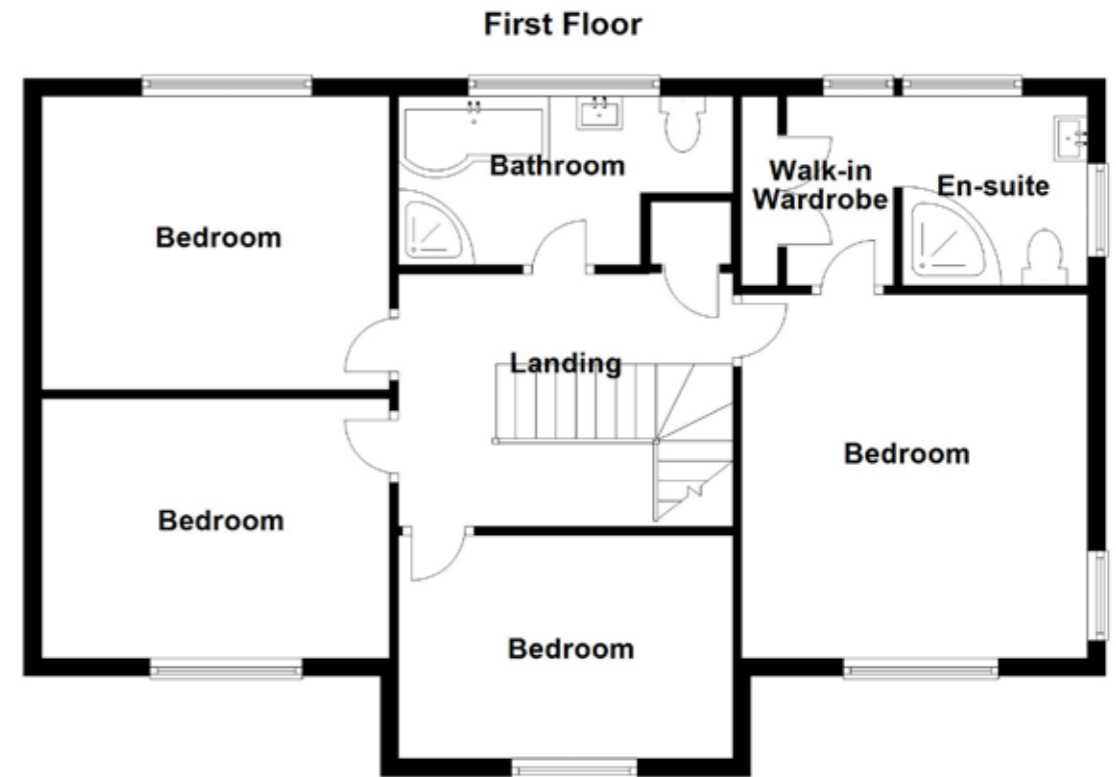
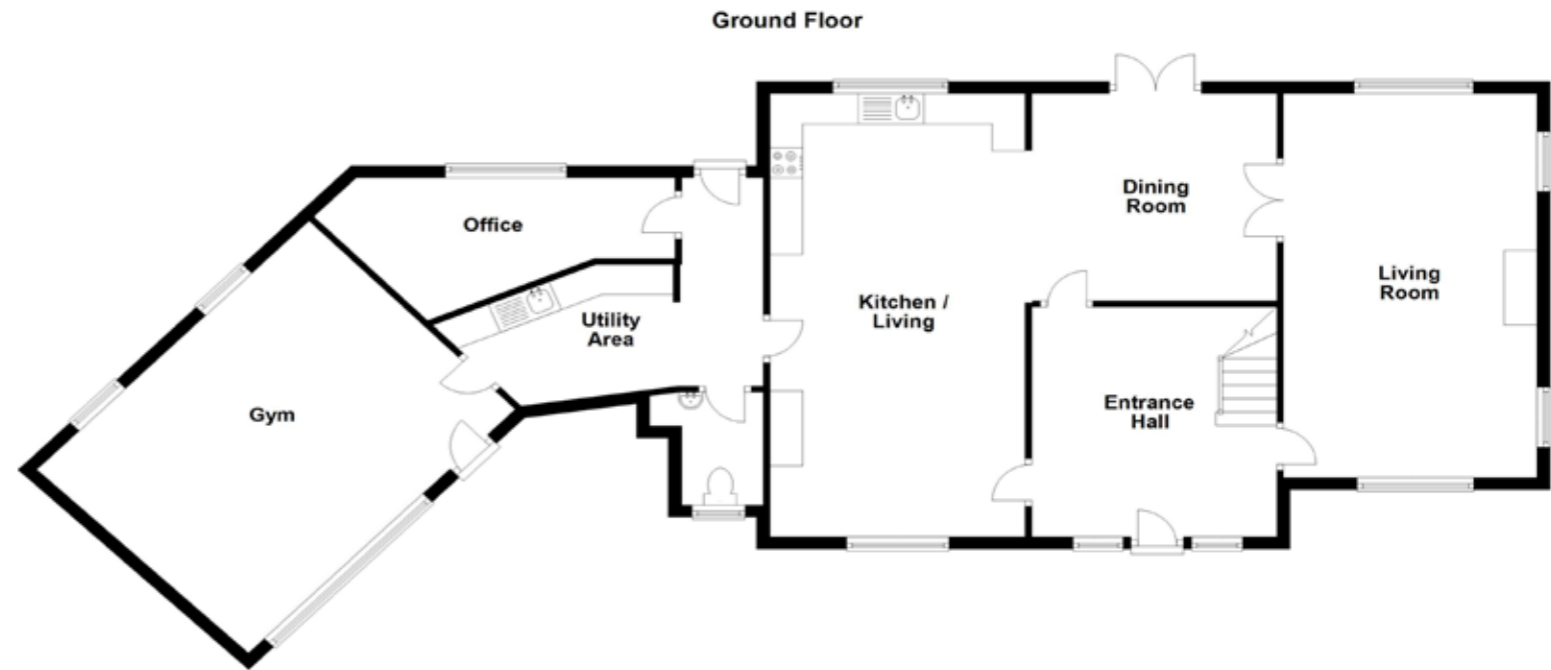


OUTSIDE

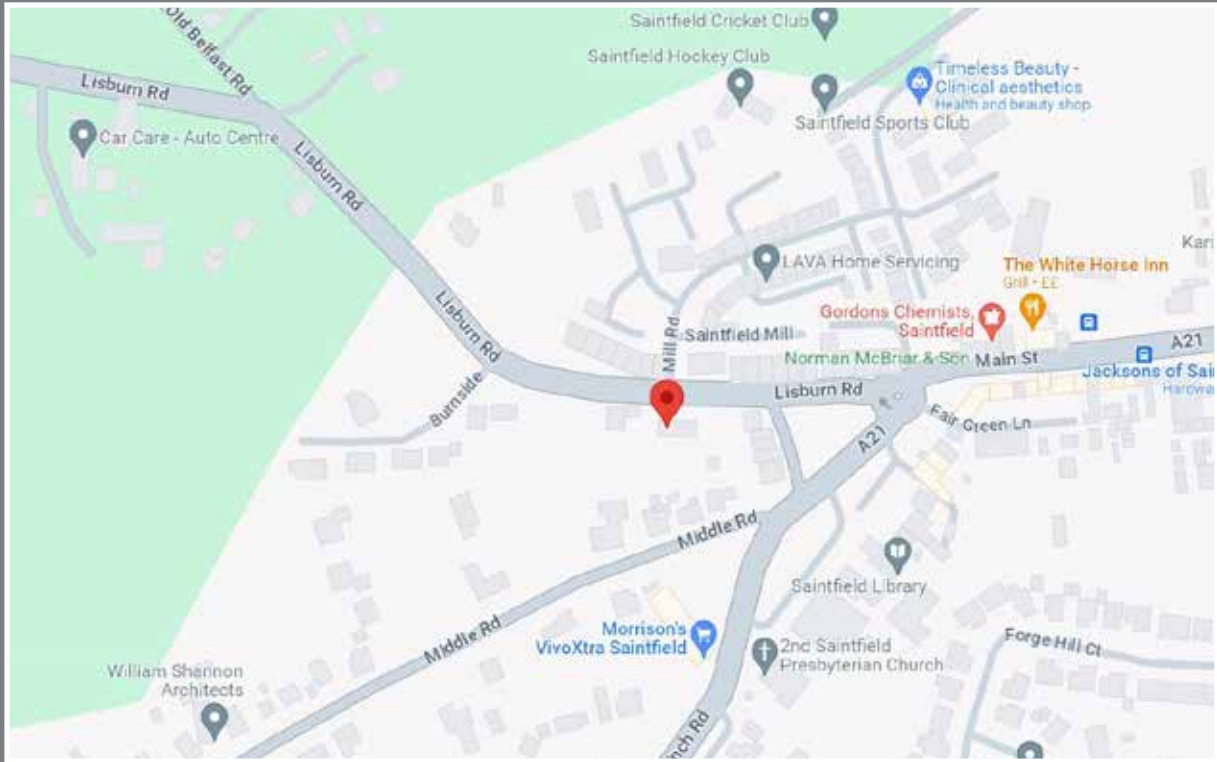
Solid wood gate leading to terrace. Parking area to the front. Side gardens in lawn with a selection of mature plants and shrubs. Enclosed side and rear. Paved sitting area and raised wooden decked area.



FLOOR PLANS



Location



20 Lisburn Road, Saintfield

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: RL/I/23/SP



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 60 D | 66 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC REF: 0360-2013-5310-2007-2011

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