

Clogher Road, Lisburn



Two Remarkable 4-Bedroom Detached Homes





Eisburn

Sprucefield  
Shopping Centre

Your New Home

Royal  
Hillsborough



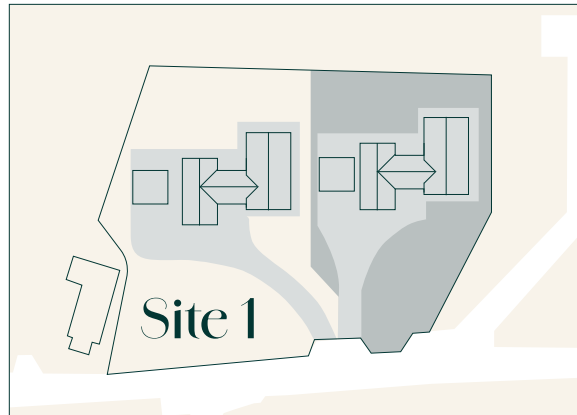


## Two Remarkable 4-Bedroom Detached Homes in Lisburn



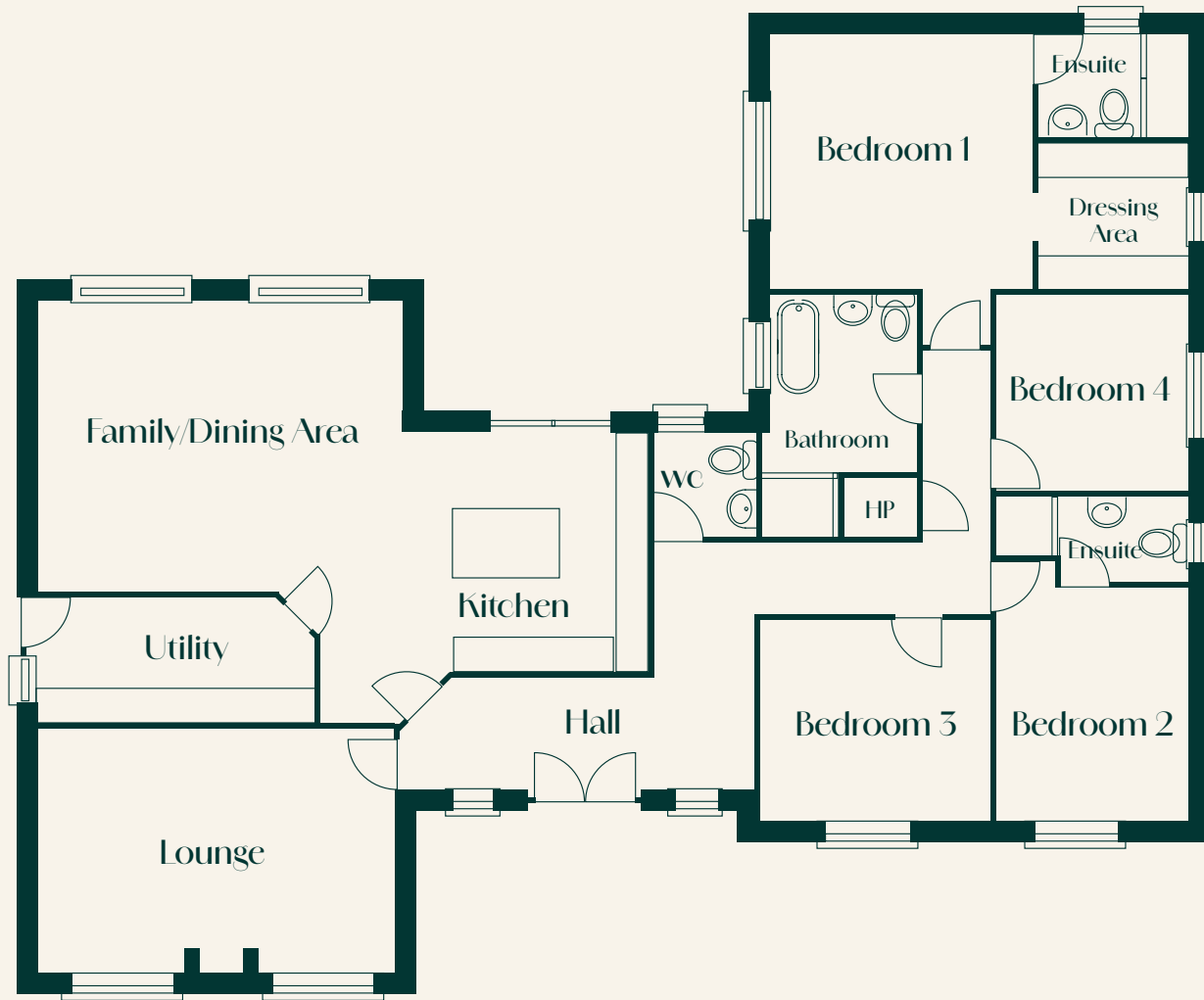


## Site 1 Clogher Road





# Site 1

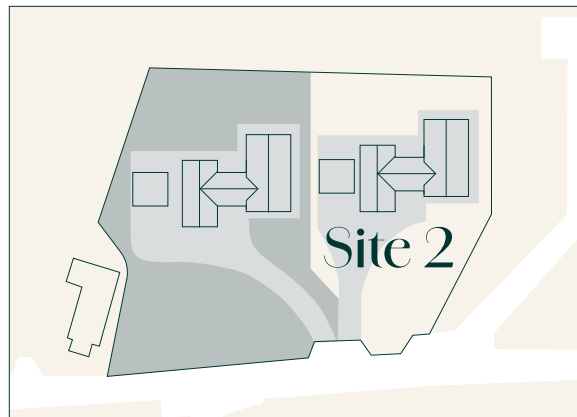


<b>Lounge</b>	6.4m × 4.4m	21'0" × 14'5"
<b>Family/Dining Area</b>	6.4m × 5.2m	21'0" × 17'1"
<b>Kitchen</b>	4.5m × 4.3m	14'9" × 14'1"
<b>Utility</b>	4.8m × 2.2m	15'9" × 7'2"
<b>Bedroom 1</b>	4.9m × 4.5m	16'1" × 14'9"
<b>Ensuite</b>	2.7m × 1.8m	8'10" × 5'11"
<b>Dressing Area</b>	2.7m × 2.6m	8'10" × 8'6"
<b>Bedroom 2</b>	4.2m × 3.5m	13'9" × 11'6"
<b>Ensuite</b>	3.5m × 1.5m	11'6" × 5'0"
<b>Bedroom 3</b>	4.1m × 3.6m	13'5" × 11'10"
<b>Bedroom 4</b>	3.5m × 3.5m	11'10" × 11'10"
<b>Bathroom</b>	4.3m × 2.8m	14'3" × 9'1"





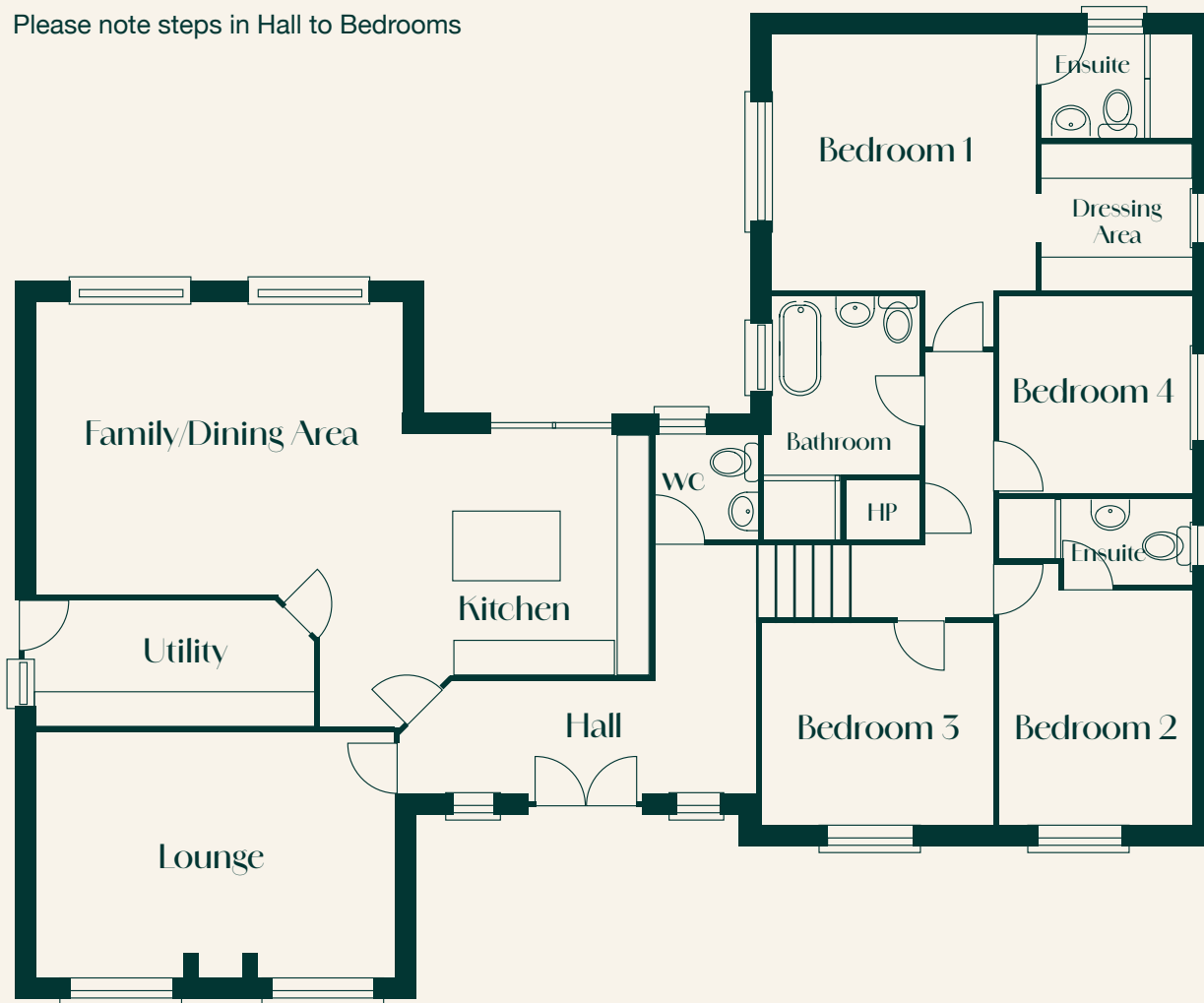
## Site 2 Clogher Road





# Site 2

Please note steps in Hall to Bedrooms



<b>Lounge</b>	6.4m × 4.4m	21'0" × 14'5"
<b>Family/Dining Area</b>	6.4m × 5.2m	21'0" × 17'1"
<b>Kitchen</b>	4.5m × 4.3m	14'9" × 14'1"
<b>Utility</b>	4.8m × 2.2m	15'9" × 7'2"
<b>Bedroom 1</b>	4.9m × 4.5m	16'1" × 14'9"
<b>Ensuite</b>	2.7m × 1.8m	8'10" × 5'11"
<b>Dressing Area</b>	2.7m × 2.6m	8'10" × 8'6"
<b>Bedroom 2</b>	4.2m × 3.5m	13'9" × 11'6"
<b>Ensuite</b>	3.5m × 1.5m	11'6" × 5'0"
<b>Bedroom 3</b>	4.1m × 3.6m	13'5" × 11'10"
<b>Bedroom 4</b>	3.5m × 3.5m	11'10" × 11'10"
<b>Bathroom</b>	4.3m × 2.8m	14'3" × 9'1"





## Built to the Highest Specification

This home offers the highest standard in design, quality of construction and sustainability.

We have allowed a PC Sum of £40,000 allowing you to personalise your kitchen, sanitary ware, fireplace and tiling.





### Kitchen and Utility (Included in PC Sum)

- Our generous PC Sum allows you to choose and design your luxury kitchen and utility room from our nominated supplier.

### Sanitary Ware (Included in PC Sum)

- Choose your luxury contemporary sanitary ware for bathroom and ensuites from our nominated supplier.

### Tiling (Included in PC Sum)

- Choose your style and finish of floor and wall tiling from our nominated supplier.

### Fireplace (Included in PC Sum)

- Choose the style of fireplace or woodburning stove that suits you best from our nominated supplier.

### Heating

- Oil fired central heating with high energy efficient boiler.
- Underfloor heating throughout.
- Solid concrete floor throughout.
- Solar water heating provided by the roofmounted solar panels.

### Internal Finishes

- Painted internal walls in a single colour throughout and painted white ceilings.
- Generous electrical specification to include an excellent range of sockets, switches, telephone points, smoke detectors and carbon monoxide detectors
- Drimaster ventilation system
- Fitted intruder alarm
- Energy Efficient low voltage lighting
- Traditional panelled internal doors painted white
- Moulded skirting boards and architraves painted white
- Solid concrete floor on both ground and first floor

### External Finishes

- Double glazed high energy rating windows in uPVC frames
- Landscaped front and rear gardens sown in grass seed
- Charcoal interlocking concrete roof tiles
- Traditional cavity wall construction
- Black guttering and downpipes
- Outside water supply
- Close boarded timber fencing to side
- Flagged paths and patio areas - we have allowed for 40 square metres of flagstones at a cost of £55 per square metre
- Driveways will be finished in gravel with kerbs to edges
- Front and rear external lighting



## Agent

Bill McCann Estate Agency

[property@billmccann.com](mailto:property@billmccann.com)

02892 666 222



The details enclosed do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor, Estates Agents nor any person employed in the companies has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and graphic illustrations are for reference purposes only and may be subject to change. Brochure subject to printer errors.