

Clogher Road, Lisburn



Two Remarkable 4-Bedroom Detached Homes

●  
Eisburn



●  
Your New Home

●  
Sprucefield  
Shopping Centre

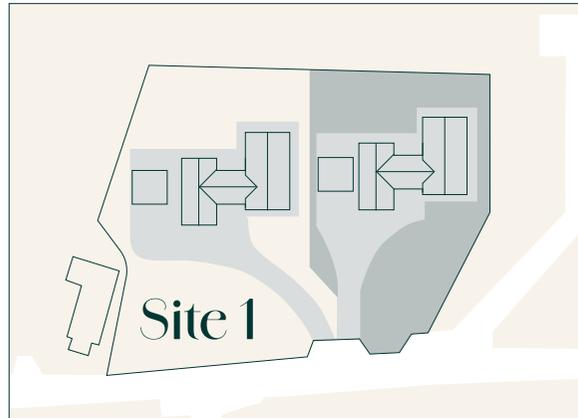
●  
Royal  
Hillsborough



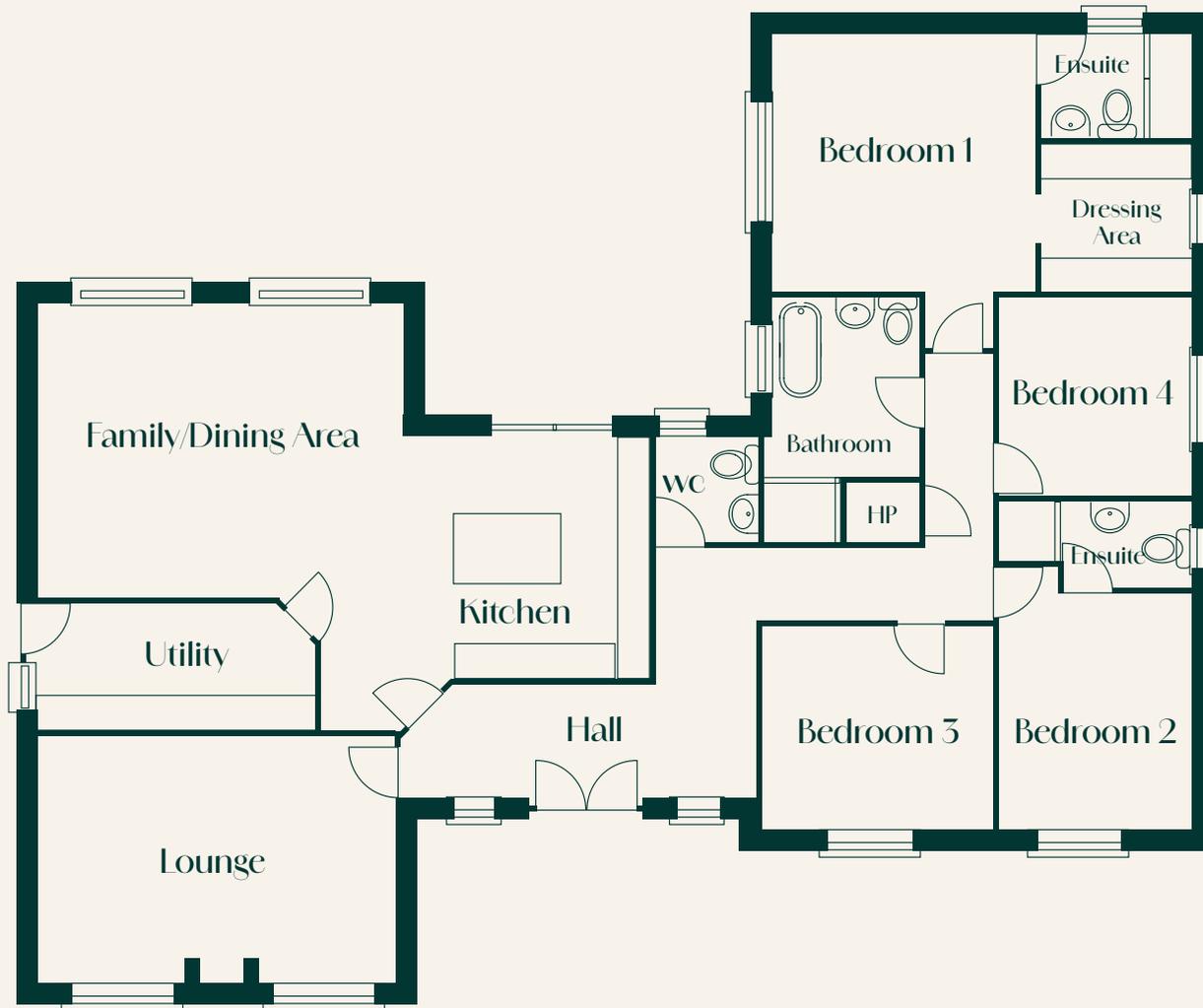
Two Remarkable 4-Bedroom  
Detached Homes in Lisburn



Site 1  
Clogher Road



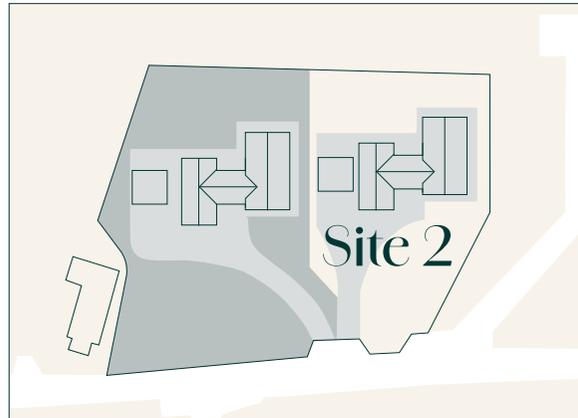
# Site 1



<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"

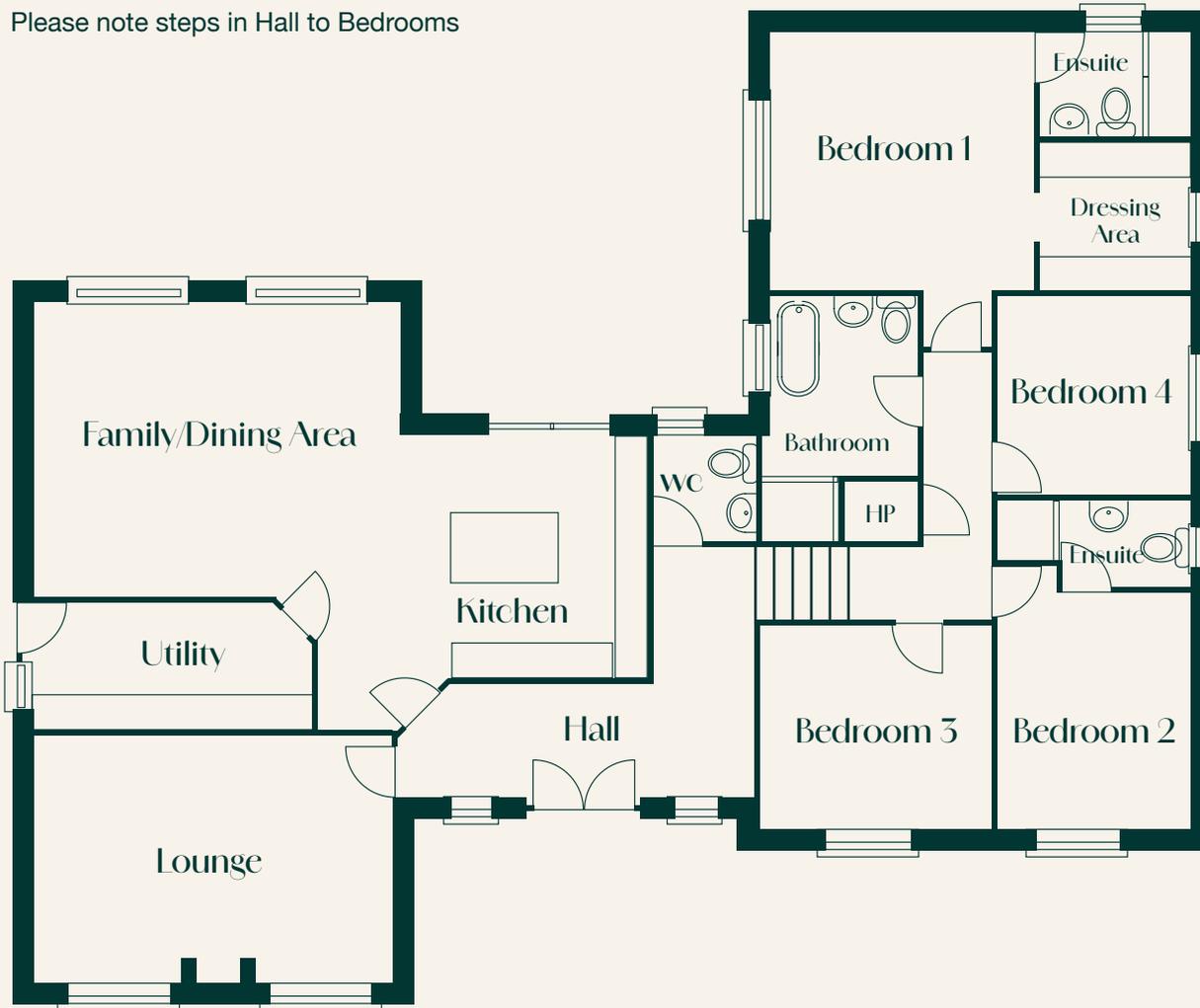


Site 2  
Clogher Road



# 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

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