

## LISBURN ROAD BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE

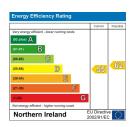


# Canal View, 1A Nevins Row, Ballyskeagh Road, Lisburn, BT27 5TF

# Price Guide £650,000

This unique property, located off the Ballyskeagh Road offers exceptional internal accommodation along with uninterrupted countrywide views. Presented to an exceptional standard throughout, the inviting reception hall leads through to a comfortable living room with multi fuel stove. The main hub of the house is found with the large open plan kitchen / living / dining room with a beautifully crafted solid wood kitchen and range of integrated appliances along with contemporary Charnwood stove in the living area. There are four generous bedrooms (master with en-suite bathroom) family bathroom suite, utility room & W.C. Outside, there is a detached double garage which also comprises a self contained home office, gym and an abundance of storage. The garden is well landscaped and there is ample parking. There is also a private path to gate leading to the Lagan Tow Path, ideal for those that enjoy an outdoor lifestyle. Perfectly positioned on the semi-rural fringes of South Belfast, the location is convenient to all the amenities of South Belfast, Dunmurry and Lisburn.

- Beautiful Detached Home Extending To Approx. 2700 Sq Ft Four Generous Bedrooms (Master With En-suite Bathroom Suite)
- Stunning Kitchen With Range Of Appliances Open Plan To Comfortable Lounge With Multi Fuel Stove Spacious Living / Dining
- · Utility Room & Ground Floor W.C
- · Oil Fired Central Heating / Double Glazing
- Uninterrupted Countryside Views, Landscaped Mature Garden, Private Path To Gate Leading To Lagan Tow Path
- Detached Double Garage Along With Home Office / Gym & Storage
- Alarm With Hardwired Security System Including Cameras
   & Sensors
- Perfect Location Close To The Many Amenities Of South Belfast



#### THE ACCOMMODATION COMPRISES

#### ON THE GROUND FLOOR

#### **ENTRANCE**

PVC entrance door.

#### **RECEPTION HALL**



Tiled floor, storage off.



LIVING ROOM 15'4" x 14'4" (4.68 x 4.39)



Solid wood floor, brick fireplace with Stanley back boiler stove.

# KITCHEN LIVING DINING 24'3" x 20'4" at widest points (7.4 x 6.2 at widest points)



In-frame solid wood kitchen, island unit with stainless steel sink unit and hot water tap, marble work surfaces, integrated dishwasher, integrated hob, extractor fan, double oven and warming drawer. Charnwood multi fuel stove to living area.





#### UTILITY ROOM 6'3" x 5'3" (1.93 x 1.62)



High and low level units, plumbed for washing machine, stainless steel sink unit with mixer tap.

### W.C

Low flush W.C, pedestal wash hand basin.

MASTER BEDROOM 25'11" x 25'3" at widest points (7.92 x 7.70 at widest points)



#### **ENSUITE BATHROOM**



Panel bath, low flush W.C, pedestal wash hand basin, enclosed walk in Aqualisa Aquastream Thermostatic Power Shower, part tiled walls, tiled flooring.

#### ON THE FIRST FLOOR

Excellent storage into eaves.

BEDROOM TWO 14'4" x 11'0" (4.39 x 3.37)



BEDROOM THREE 13'1" x 11'6" (4.0 x 3.53)



Storage into eaves.

BEDROOM FOUR 11'6" x 10'11" (3.53 x 3.33)



#### **BATHROOM**



Panel bath, walk in shower, wash hand basin with vanity below, chrome radiator, fully tiled walls and floor.

# **DETACHED DOUBLE GARAGE 20'11"** x 18'8" (6.4 x 5.7)



GYM 18'8" x 15'5" (5.7 x 4.7)
HOME OFFICE 18'8" x 15'5" (5.7 x 4.7)



Mature, landscaped garden in lawn surrounded by trees & shrubs, spacious

patio and driveway with electric gates providing ample parking. Outside lighting and tap, bin and wood storage area. Private path to gate leading to Lagan Tow path.











## **Area Map**



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