



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

18 Lisburn Road

Moira

BT67 0JR

Bedroom	4
Reception	2
Bathroom	1



Beautiful period style property with courtyard to rear and approximately 4.2 acres of land

Offers in Excess of: £450,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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Ivydene is the perfect location, just a minutes drive from the beautiful Moira Village, and within easy reach of the M1 for travel in all directions. This period style detached family home is ripe for modernisation, and comes with a stone built stable block to the rear, general purpose shed and approximately 4.2 acres of agricultural land. Set with a large garden to the front laid in lawn, there is an abundance of mature trees down the avenue creating quite the impression. When you step inside this family home you will appreciate the generous room sizes, with many being dual aspect which allows excellent natural lighting. It comprises of open plan kitchen dining, two reception rooms, four double bedrooms, bathroom, store and utility area. For those who require outside space, there is a super general purpose shed ideal for a workshop or store. The potential is endless with this sales listing, and rarely does a small holding such as this come onto the market in such a highly sought after location. Early viewing comes highly recommended!



- Period style detached dwelling house ripe for modernisation
- Agricultural lands extending to approximately 4.2 acres
- Outbuildings to include stone stable block and large general purpose shed
- Four double bedrooms
- Two large dual aspect reception rooms
- Open plan kitchen dining with integrated appliances
- Family bathroom
- Oil fired central heating
- Beautiful mature gardens laid in lawn with mature trees
- Within easy reach of Moira, Lisburn, M1 and beyond



ENTRANCE HALL

Glazed entrance door and side panels leading to hallway. Single panel radiator. Storage cupboard.

DRAWING ROOM

3.65m x 5.30m (12' 0" x 17' 5")

Dual aspect room with feature fireplace with tiled hearth. Double panel radiator. Cornicing. Ceiling rose.

LIVING ROOM

3.75m x 5.51m (12' 4" x 18' 1")

Feature stone fireplace with tiled hearth. TV point. Double panel radiator. Cornicing.

KITCHEN/DINING

3.13m x 5.41m (10' 3" x 17' 9")

Range of high and low fitted units. Stainless steel sink and drainer with mixer tap. Creda four hob with extractor over, Tricity eye level oven. Space of washing machine. Tiled floor, part tiled walls. Double panel radiator.

ENCLOSED PORCH

3.42m x 3.61m (11' 3" x 11' 10")

Part glazed door to rear.

STORE

LANDING

Hotpress. Access to roofspace. Single panel radiator.

MASTER BEDROOM

3.62m x 5.41m (11' 11" x 17' 9")

Dual aspect double bedroom. Double panel radiator. Ceiling rose.

BEDROOM TWO

3.18m x 4.21m (10' 5" x 13' 10")

Front aspect double bedroom. Double panel radiator.

BEDROOM THREE

2.04m x 4.15m (6' 8" x 13' 7")

Rear aspect double bedroom. Single panel radiator.



BEDROOM FOUR

2.60m x 3.10m (8' 6" x 10' 2")

Rear aspect double bedroom. Single panel radiator.

FAMILY BATHROOM

2.71m x 1.80m (8' 11" x 5' 11")

Sink with vanity unit below. Moulded bath. WC. Part tiled walls. Window

OUTSIDE

Beautiful range of stone stables

ONE

6.35m x 6.04m (20' 10" x 19' 10")

Open fronted used as car part

TWO

Store with access door to front and rear

THREE

03.17m x 5.52m (10' 5" x 18' 1")

Open fronted stable

FOUR

9.14m x 5.28m (30' 0" x 17' 4")

Former piggery with dividing wall

GENERAL PURPOSE SHED

7.31m x 12.4m (24' 0" x 40' 8")

Double doors. Concrete floor. Power and light.

STORE

4.53m x 11.07m (14' 10" x 36' 4")

GARDENS

Fully enclosed garden to the front laid in lawn with mature plants and trees. Pedestrian gate to road.

COURTYARD

Excellent parking provision for all types of vehicles. Access to agricultural lands



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