

simon**BRIEN**
RESIDENTIAL

12 Mullaghglass Road,
Lisburn, BT28 3TG



Asking Price £2,000,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Contemporary Recently Constructed Detached Family Residence
- Beautifully Proportioned Accommodation Extending To 10,000 Sq Ft With Panoramic Uninterrupted Views Across Belfast
- Stunning Elevated Site Extending To 1 Acre
- Seven Bedrooms All With Excellent Range Of Fitted Units & Air Conditioning
- Luxury Ensuites In All Bedrooms With WC & Vanity Units
- Superb Kitchen With High Quality Appliances Open To Living/Dining Areas & Walk In Pantry
- First Floor Living Room
- Home Office & Entertainment Room
- Utility Rooms To Ground & First Floor
- Two Cloakrooms
- Adjoining 1 Bed Annex With Open Plan Kitchen/Living & Shower Room
- Magnificent Spa Area With Hydro Pool, Hot Tub, Steam & Sauna Room
- Oil Heating / Wood-Burning Stove
- Double Glazing – Aluminium To Front & PVC To Rear
- Wi-Fi & Hard Wired Internet Points In All Rooms
- Smart Touch Lighting Throughout
- Feature LED Lighting Internally & Externally
- Alarm System & CCTV Installed
- Storage Tunnels Beneath Property
- Popular & Convenient Location Short Drive From Lisburn City Centre, Local Amenities & Excellent Schooling
- Belfast City Centre & International Airports 20 Minutes Away
- Viewing Strictly By Private Appointment



SUMMARY

Occupying a magnificent, elevated site extending to 1 acre the property benefits from unrivalled panoramic uninterrupted views over Belfast and Lisburn and south towards Mourne Mountains.

The property itself which was constructed in the last year provides beautifully proportioned accommodation finished to the highest of standards with a specification that has to be admired.

Extending to in excess of 10,000 Sq ft the layout provides seven fully fitted bedrooms all with luxury ensuite facilities, spacious open plan kitchen/living/dining, first floor living room, entertainment room and home office.

In addition, there is a superb spa complex with heated Hydro pool, jacuzzi, sauna and steam room together with a 1 bed self-contained annex/apartment, ideal for those with a semi dependant relative.

It is worth noting that whilst the property would be a magnificent family home it is also fully registered with the NI Tourist Board as a B & B.

The location whilst enjoying the benefits of semi-rural living is also within a short drive of Lisburn Town Centre with its excellent schooling and local amenities. Belfast City Centre and both Airports are approximately 20 minutes away.

Viewing of this exceptional property is by private appointment through our Lisburn Road Office on 02890 668888.



ACCOMMODATION

GROUND FLOOR

**KITCHEN / LIVING / DINING AREA:
54' 2" x 18' 0" (16.51m x 5.49m)**

In the Kitchen area – Excellent range of high and low level units. Inset sink. Central island unit with quartz worktops. 'Elica' 5 ring gas hob. Double oven. Microwave. Plate warmer. Integrated dishwasher. Twin fridge/freezer. Larder and additional walk-in larder. Italian porcelain tiled floor.

In the Living/Dining area – Access to terrace.

**ENTERTAINMENT ROOM:
23' 7" x 20' 3" (7.19m x 6.17m)**

**UTILITY ROOM:
8' 2" x 6' 4" (2.49m x 1.93m)**

Range of high and low level units. Single drainer stainless steel sink unit. Washing machine and tumble dryer.

**CLOAKROOM:
Low flush WC. Wash hand basin. Storage / cloaks cupboard.**





BEDROOM (2):
19' 9" x 13' 2" (6.02m x 4.01m)
 Range of fitted units. Access to terrace.

ENSUITE SHOWER ROOM:
 Shower enclosure with jet shower and additional shower attachment. Low flush WC. Wash hand basin in vanity unit.



BEDROOM (1):
12' 2" x 11' 5" (3.71m x 3.48m)
 Range of fitted units. Tiled floor.

ENSUITE SHOWER ROOM:
 Shower enclosure with jet shower and additional shower attachment. Low flush WC. Wash hand basin in vanity unit.





**SWIMMING POOL COMPLEX:
50' 7" x 18' 4" (15.42m x 5.59m)**

Hydro Pool. Jacuzzi. Sauna and steam room. Shower enclosure. Cloakroom with WC and wash hand basin. Access to terrace.

FIRST FLOOR

LAUNDRY ROOM:

**UTILITY ROOM:
5' 4" x 2' 7" (1.63m x 0.79m)**

Range of high and low level units. Single drainer stainless steel sink unit. Washing machine and tumble dryer.

**LIVING ROOM:
23' 7" x 19' 6" (7.19m x 5.94m)**

Porcelain tiled floor. Wood-burning stove. Access to terrace via sliding doors.

**OFFICE:
11' 8" x 10' 9" (3.56m x 3.28m)**





BEDROOM (4):
22' 3" x 19' 6" (6.78m x 5.94m)

Range of fitted units.

ENSUITE SHOWER ROOM:

Shower enclosure with jet shower and additional shower attachment. Low flush WC. Wash hand basin in vanity unit.



BEDROOM (3):
19' 8" x 17' 8" (5.99m x 5.38m)

Range of fitted units.

ENSUITE BATHROOM:

Free standing bath. Shower enclosure with jet shower and additional shower attachment. Low flush WC. Wash hand basin in vanity unit.





BEDROOM (5):
16' 2" x 13' 0" (4.93m x 3.96m)

ENSUITE SHOWER ROOM:

Shower enclosure with jet shower and additional shower attachment. Low flush WC. Wash hand basin in vanity unit.



BEDROOM (6):
16' 5" x 12' 3" (5m x 3.73m)

ENSUITE SHOWER ROOM:

Shower enclosure with jet shower and additional shower attachment. Low flush WC. Wash hand basin in vanity unit.



BEDROOM (7):
17' 3" x 13' 0" (5.26m x 3.96m)



APARTMENT

KITCHEN / LIVING AREA:
20' 6" x 12' 4" (6.25m x 3.76m)

In the Kitchen area – High and low level unit. Inset sink. Integrate fridge/freezer. Oven and hob. Dishwasher and microwave.

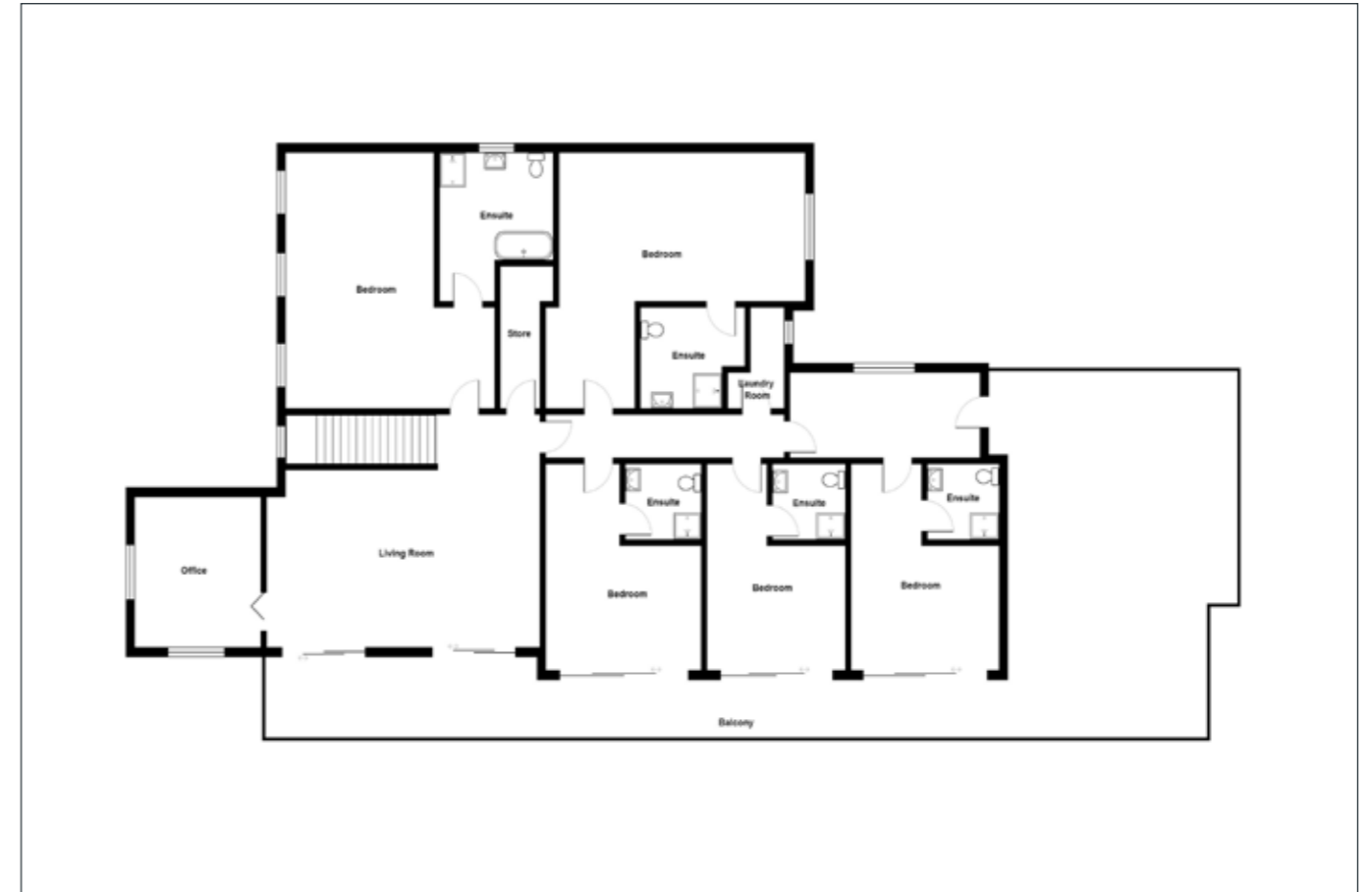
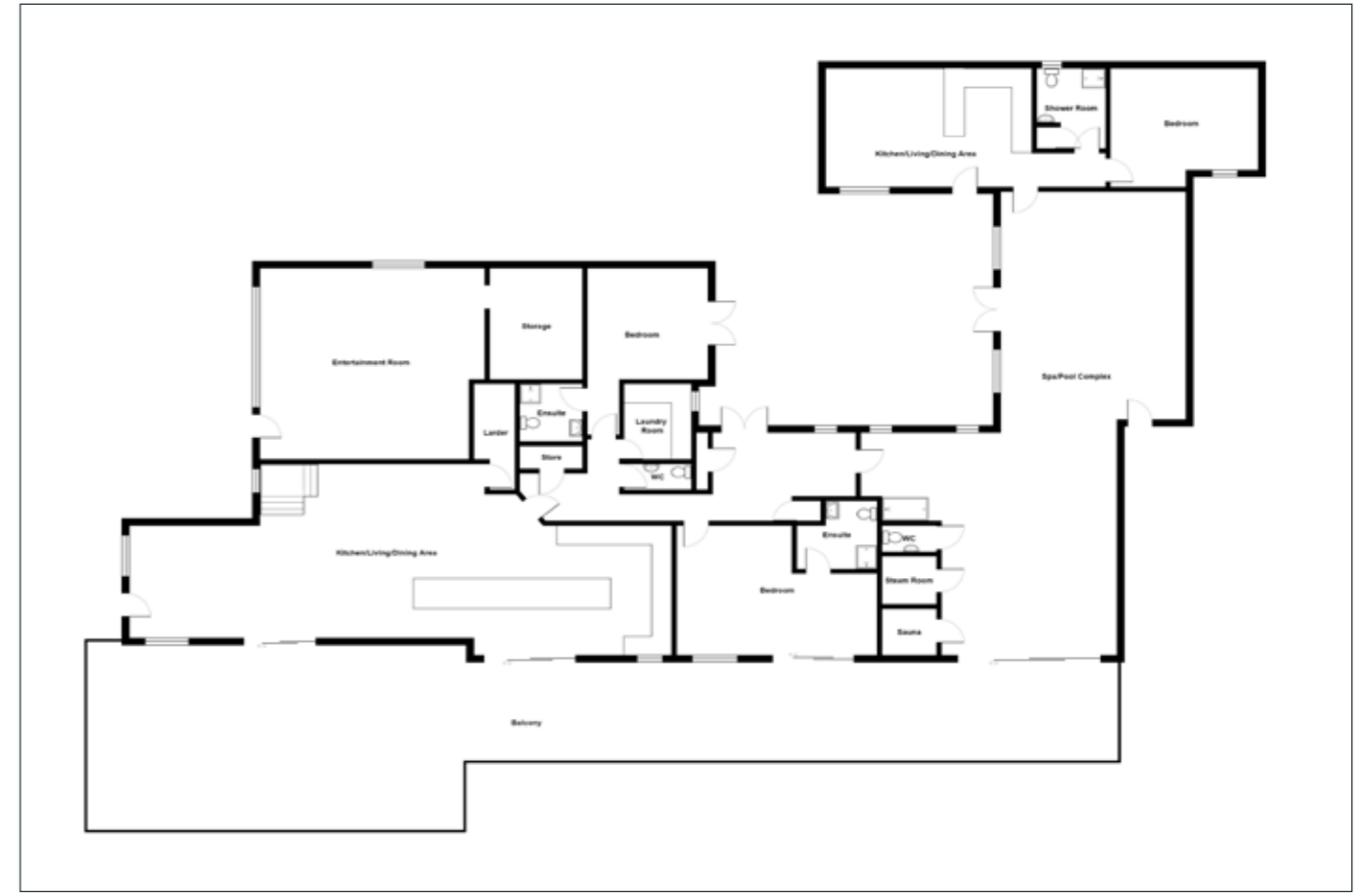
In the Living area – Wood-burning stove. Access to inner courtyard.

BEDROOM (1):
14' 2" x 12' 4" (4.32m x 3.76m)

ENSUITE SHOWER ROOM:

Shower enclosure with jet shower and additional shower attachment. Low flush WC. Wash hand basin in vanity unit.





Location



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: ML/K/22/SO



	Current	Potential
Very energy efficient - lower running costs		
A++		
A+		
A		
A-		
B+		
B		
B-		
C+		
C		
C-		
D+		
D		
D-		
E+		
E		
E-		
F+		
F		
F-		
G		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

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