

simon**BRIEN**
RESIDENTIAL

2 Tower View, Creevy Road,
Lisburn, BT27 6UY



Asking Price £429,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Stunning Extended Detached Residence In An Exclusive Gated Development Of 4 Houses Close To Belfast & Lisburn
- Three Double Bedrooms (Master Bedroom With Ensuite Bathroom & Bedrooms 2 & 3 With Jack & Jill Ensuite Shower Rooms
- House Was Originally Built As A 4 Bedroom And Converted Into A 3 Bedroom But Could Easily Be Adapted Back To A 4 Bedroom
- Sitting Room
- Luxury Fitted Kitchen Open Plan To Extended Living / Dining Room With Double Doors Leading Outside
- Separate Utility Room / Downstairs Cloakroom
- uPVC Double Glazing
- Oil Fired Central Heating (Underfloor In Sunroom Off Kitchen)
- Detached Garage
- Front and Enclosed Rear Garden
- Convenient To Picturesque Hillsborough Village
- Close To Saintfield, Belfast and Lisburn
- Located Within Easy Reach Of Local Schools And Public Transport

SUMMARY

Tower View is a charming development of four detached properties in a gated development off the Creevy road, Boardmills. This superb home offers generous accommodation throughout to include; entrance hall, sitting room, utility room, downstairs wc and a magnificent luxury kitchen open plan to a spacious living / dining room with double doors leading to patio. On the first floor there are three double bedrooms, main bedroom with ensuite bathroom / main bathroom. Bedrooms 2 & 3 have a Jack & Jill ensuite shower room. Originally the property was being built as a 4 bedroom property and the vendors opted for 3 bedrooms making a large master but this could be easily adapted back to 4 bedrooms. Externally there is a detached garage with tarmac driveway and front and rear enclosed gardens.

Number 2 is finished to a very high standard by the current vendors with little to do but move in.

It's the ideal location for those wishing to escape city life with a short commute to work being just 13 miles from Belfast and 7 miles from Lisburn. The development is characterised by its open countryside surroundings yet easy access to shops, schools, and recreational facilities. From Rowallane Gardens and Hillsborough Castle to Forestside Shopping Centre and bustling Carryduff, this is the perfect location in so many ways.





ACCOMMODATION

ENTRANCE

uPVC front door to;

RECEPTION HALL:

Understair storage cupboard.



GROUND FLOOR

SMALL LOUNGE;

13' 8" x 12' 12" (4.17m x 3.95m)

Cornice ceiling. Gas fire.

LIVING/DINING ROOM

24' 6" x 14' 9" (7.46m x 4.49m)

Cornice ceiling. South West facing.
Stone fireplace with gas fire. Twin uPVC
door leading to patio.



KITCHEN:

28' 11" x 25' 11" (8.81m x 7.89m)

Open plan to living/dining room. Corniced ceiling. Range of high and low level units. Whirlpool electric oven and microwave. American fridge freezer. Granite worktops. 1.5 bowl stainless steel sink unit. Britannia electric oven and 6 ring gas hob with hood. Stainless steel and glass extractor fan. Integrated dish washer. Wall mounted extractor fan. Velux window. Twin uPVC doors leading to paved patio area.





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UTILITY ROOM:

Range of high and low level units. Plumbed for washing machine. Space for tumble dryer. Stainless steel sink unit.



DOWNSTAIRS WC;

Low flush WC. Pedestal wash hand basin.



FIRST FLOOR

LANDING:

Shelved hotpress with pressurised water tank.



MAIN BEDROOM;
24' 6" x 11' 6" (7.47m x 3.51m)

Built in mirrored sliderobes.





ENSUITE BATHROOM:

Low flush WC. Pedestal wash hand basin with vanity unit. Chrome heated towel rail. Free standing bath and fully tiled shower cubicle. Shelves hotpress.



BEDROOM (2):

14' 9" x 12' 2" (4.49m x 3.70m)



ENSUITE BATHROOM:

Jack and Jill ensuite shower room. Ceramic tiled floor. Half tiled walls. Low flush WC. Pedestal wash hand basin. Fully tiled double shower cubicle with rainhead shower.



BEDROOM (3):
14' 8" x 8' 10" (4.46m x 2.68m)

OUTSIDE

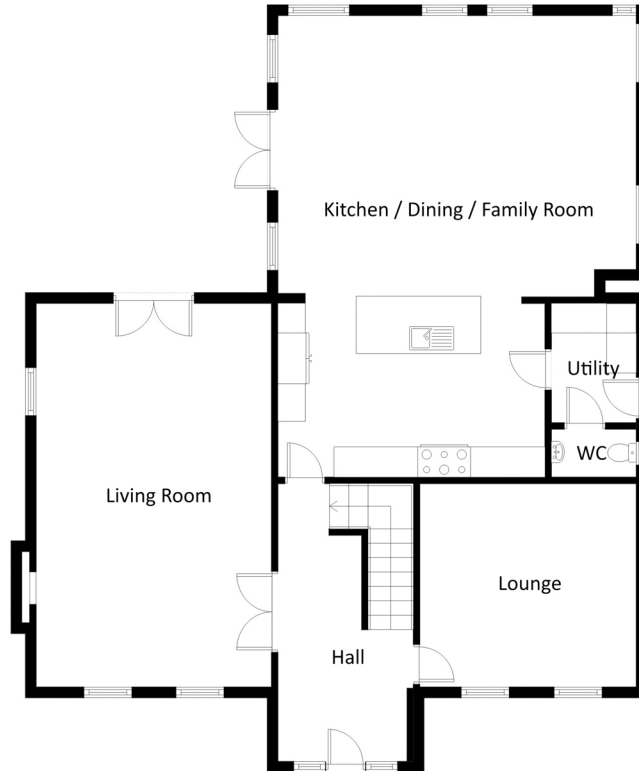
Tarmac driveway to the front with front garden in lawn and paved enclosed rear garden with decking and sitting area.



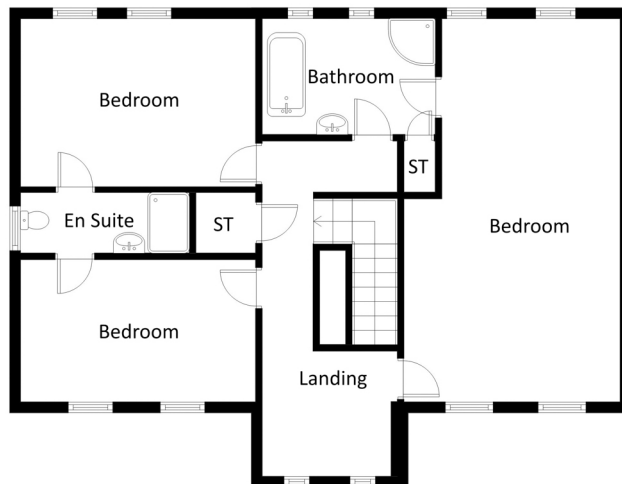
DOUBLE GARAGE:
20' 3" x 10' 6" (6.16m x 3.20m)

Power and light. Oil fired boiler.



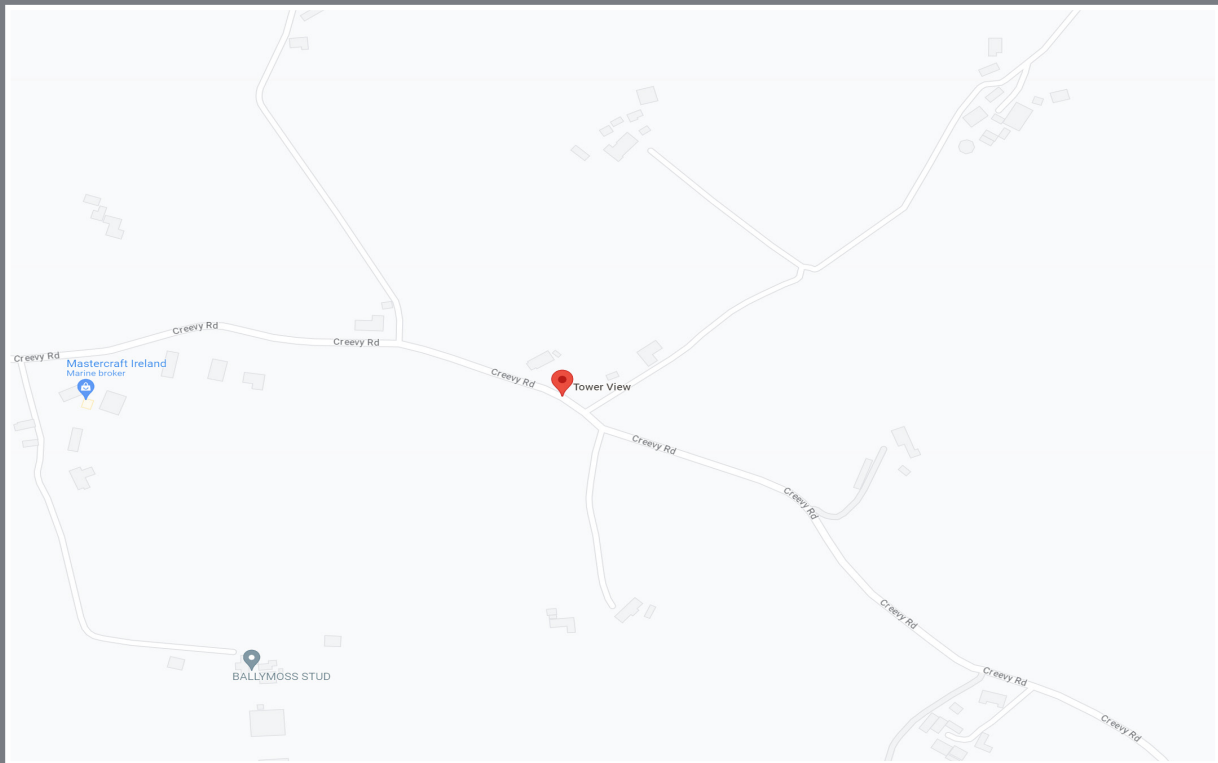


2 Tower View, Creevy Road, Lisburn (Ground Floor)
Plans for illustrative Purposes Only



2 Tower View, Creevy Road, Lisburn (1st Floor)
Plans for illustrative Purposes Only

Location



Travelling from....

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

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REF: RL/D/23/SP

Brochure



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	50 E
21-38	F		
1-20	G		

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