



**125 SAINTFIELD ROAD,  
LISBURN, BT27 5PG**

- A Most Outstanding Detached Country Residence Set In Spacious And Mature Grounds Extending To Approximately 1.8 Acres
- Well Presented And Spacious Family Accommodation Extending To Nearly 2500 Square Feet
- Spacious Lounge With Mahogany And Marble Fireplace
- Family Room With Marble Fireplace
- Separate Dining Room Or Optional Fifth Bedroom
- Spacious Kitchen With Dining Area / Utility Room / Cloakroom With Low Flush Suite
- Four Spacious Bedrooms (One With Shower Room En Suite)
- Bathroom With Bath And Shower Cubicle

**PRICE: OFFERS IN THE REGION OF £499,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E42**

**REF:DL020724HG**

- Large Detached Three Car Garage And Attached Double Garage
- Spacious And Well Maintained Gardens Laid In Lawns With Mature Trees And Shrubs / Tarmac Driveway And Ample Parking Areas Plus Carport
- Oil Fired Central Heating System And Double Glazing
- A superb family home enjoying a prime location convenient to Lisburn, Sprucefield, Hillsborough, Drumbo and Belfast making it ideal for those seeking country living and easy commuting to work and schools, we strongly recommend early viewing.

## ACCOMMODATION:

Measurements are approximate.

**ENTRANCE PORCH:** Tiled floor. Double glazed entrance door.

**SPACIOUS ENTRANCE HALL:** Plaster cornice. Recessed spotlights.

**LOUNGE:** 6.03m (19'9") x 5.15m (16'11")

Mahogany and marble fireplace and hearth. Piped for gas fire. Plaster cornice. Recessed spotlights.

**FAMILY ROOM:** Marble fireplace and hearth. Baxi grate. Plaster cornice.

**DINING ROOM or FIFTH BEDROOM:** 4.26m (14'0") x 3.58m (11'9")

**SPACIOUS KITCHEN AND DINING AREA:**

5.77m (18'11") x 4.60m (15'1")

Range of high and low level units. Round edge work surfaces. Bowl and a half single drainer sink unit. Mixer tap. Integrated oven and newly installed touch control ceramic hob. Extractor hood. Integrated dishwasher, microwave and fridge.

**REAR HALL:** Ceramic tiled floor. Adjoining cloakroom with low flush suite. WC and wash hand basin. Ceramic tiled floor.

**UTILITY ROOM:** 3.55m (11'8") x 2.78m (9'1")

Single drainer stainless steel sink unit. Mixer tap. Plumbed for washing machine. Oil fired boiler. Ceramic tiled floor.



**BEDROOM (1): 7**

**4.87m (16'0") x 4.27m (14'0")**

Measurement taken to widest points and to include range of built in robes.



**SHOWER ROOM ENSUITE:** Quadrant shower cubicle. Mira shower. Vanity unit with wash hand basin and mixer tap. Bidet. Close couple low flush wc. Tiled walls. Recessed spotlights.



**BEDROOM (2): 4.57m (15'0") x 3.68m (12'1")**

Measurement to include range of built in robes. Vanity unit with wash hand basin. Spotlights.



**BEDROOM (3): 3.71m (12'2") x 3.63m (11'11")**

**BEDROOM (4) / STUDY: 3.58m (11'9") x 2.70m (8'10")**

**SPACIOUS BATHROOM:** Bath with cased surround. Quadrant shower cubicle with Mira shower. Bidet. Close couple low flush wc. Pedestal wash hand basin with mixer tap. Spotlights. Tiled walls. Separate large hotpress.



**SPACIOUS ROOFSPACE:** Aluminium extending ladder. Mostly floored with light.

**OUTSIDE:** Extensive setting extending to approximately 1.8 acres. Mature and well stocked gardens laid in lawns with a wide variety of trees and shrubs. Tarmac driveway with walled entrance and pillars leading to spacious parking and turning areas. PVC oil storage tank. Outside tap and lights. Covered storage areas.

**ATTACHED DOUBLE GARAGE: 6.38m (20'11") x 6.07m (19'11")**

Currently subdivided into a store. Light and power. Adjoining carport.

**DETACHED LARGE GARAGE: 10.15m (33'4") x 8.50m (27'11")**

Cavity wall construction. Three remote control motorised roller shutter doors. Plaster finish walls and lighting.



**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2024 to March 2025 £2610

**DIRECTIONS:** From Lisburn proceed along Saintfield Road and turn left at Ballymacbrennan, number 125 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 125 Saintfield Road

Approximate Gross Internal Area = 225.2 sq m / 2424 sq ft  
 Double Garage & Large Garage = 125.0 sq m / 1345 sq ft  
 Total = 350.2 sq m / 3769 sq ft

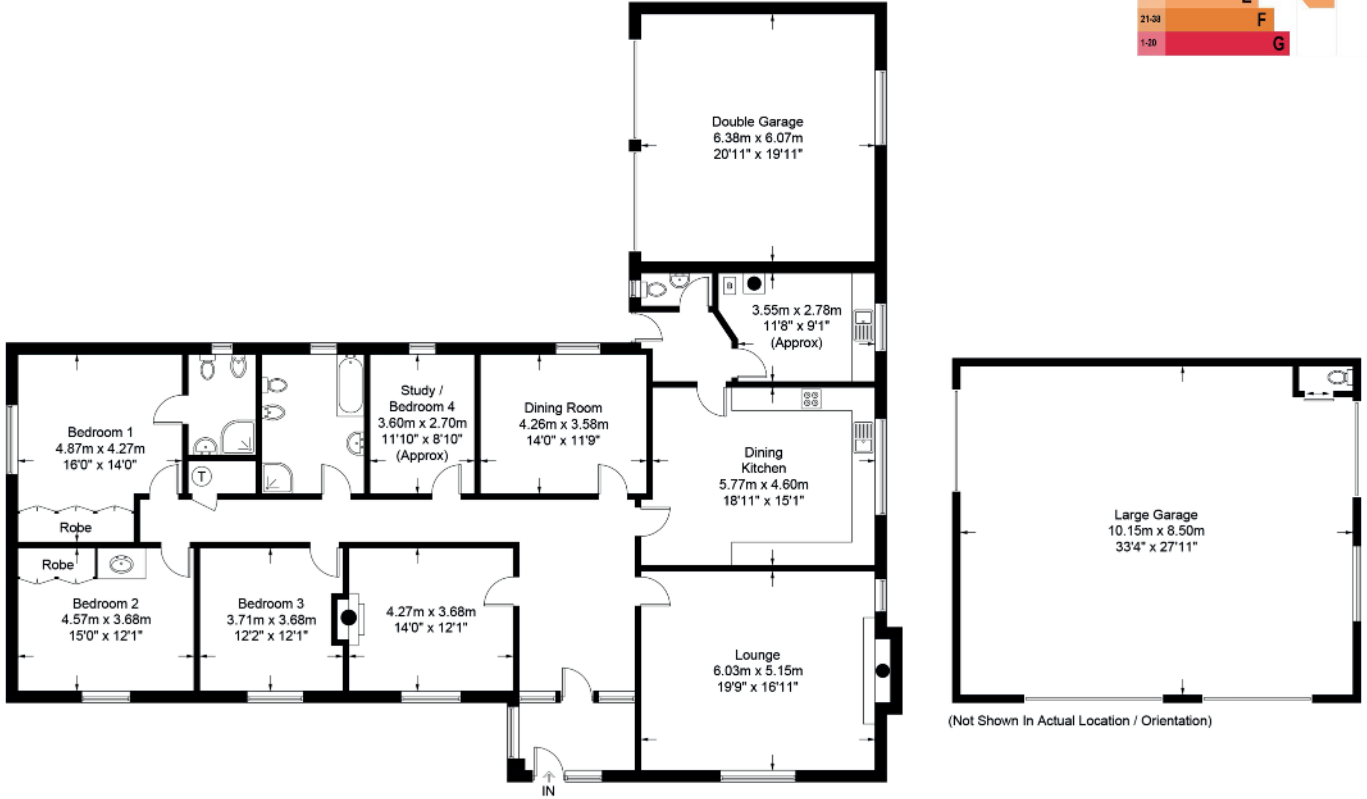
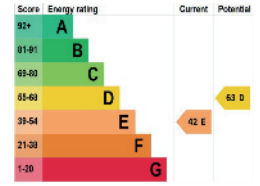


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