



# **13 BURANDELL MANOR, LISBURN, BT28 3AX**



- A Most Impressive And Exceptionally Well Presented Detached Property Occupying A Prime End Of Cul De Sac Setting Within This Highly Desirable And Convenient Residential Location
- Highly Adaptable And Spacious Family Accommodation Extending To Approximately 2646 Square Feet To Include Integral Double Garage
- Spacious Lounge With Marble Fireplace And Double Doors To Dining Room With Patio Doors
- Spacious Family Room With Granite And Marble Fireplace
- Luxury Fitted Kitchen/Dining Area With Range Of Integrated Appliances
- Five Spacious Bedrooms (One With Luxury Shower Room En Suite) / Optional Study/Home Office
- Luxury Bathroom With Free Standing Bath Tub And Quadrant Shower Cubicle

**PRICE: OFFERS IN THE REGION OF £425,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING F36**

**REF:DLI20624HG**

- Mature And Well Screened Gardens With South Facing And Private Aspects To Rear / Paved Patio Areas
- Integral Double Garage / Tarmac Driveway And Parking Area
- Oil Fired Central Heating System With Condensing Type Oil Fired Boiler And Double Glazing
- A most outstanding family home set in mature grounds and offering a beautifully presented and updated interior. Burandell Manor is a most prestigious address in Lisburn and offers excellent convenience to leading schools for all ages and easy commuting to Lisburn, Belfast and many other destinations, we strongly recommend early viewing.

**ACCOMMODATION:** Measurements are approximate.

**ENTRANCE HALL:** Oak laminated timber floor. Plaster cornice. Built in cloak storage cupboard. Glazed double doors leading lounge.

**CLOAKROOM:** Low flush suite. Close couple low flush wc. Pedestal wash hand basin. Mono style mixer tap. Polished porcelain tiled floor.

**LOUNGE:** 5.37m (17'7") x 4.58m (15'0")

Marble fireplace and hearth. Painted wooden surround. Oak laminated timber floor. Plaster cornice. Glazed double doors leading to dining room.

**DINING ROOM:** 4.57m (15'0") x 3.55m (11'8")

Double glazed sliding patio doors leading to south facing patio and rear garden. Oak laminated timber floor.

**LUXURY FITTED KITCHEN / DINING AREA:**

4.56m (15'0") x 3.44m (11'3")

Excellent range of high and low level units. Limed wood strip effect worktops and built in table. Bowl in a half single drainer stainless steel sink unit with swan neck mixer tap. Bosch integrated oven. Belling touch control ceramic hob. Extractor hood in stainless steel and glass canopy. Integrated dishwasher. Integrated fridge. Integrated freezer. Under unit lighting. Part tiled walls. Limed oak effect ceramic tiled floor. Recessed spotlights.

**LOWER GROUND FLOOR**

**FAMILY ROOM:** 6.17m (20'3") x 3.88m (12'9")

Granite and marble fireplace and hearth. Painted wood surround. Oak laminated timber floor. Plaster cornice.



**BEDROOM (4):**  
5.65m (18'6") x 3.02m (9'11")  
Oak laminated timber floor.



**BEDROOM (5)  
OR STUDY/HOME OFFICE:**  
5.65m (18'6") x 3.02m (9'11")



## FIRST FLOOR

**BEDROOM (1): 6.17m (20'3") x 3.88m (12'9")**  
Measurement taken to widest points. Laminated timber floor.



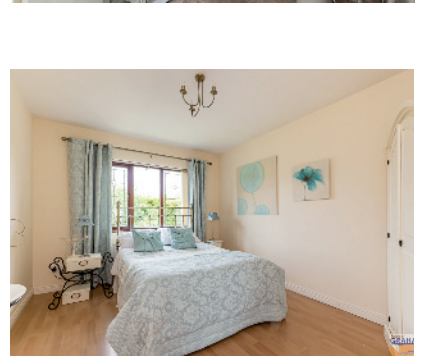
**LUXURY SHOWER ROOM EN SUITE:** Quadrant shower cubicle. Thermostatic shower. Wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Polished porcelain tiled walls and floor.

**BEDROOM (2): 3.90m (12'10") x 3.23m (10'7")**  
Laminated timber floor.



**BEDROOM (3): 3.90m (12'10") x 2.81m (9'3")**  
Laminated timber floor. Built in robe.

**LUXURY BATHROOM:** Free standing bath tub with mixer tap and shower attachment. Quadrant shower cubicle. Mira sport electric shower. Close couple low flush wc. Polished porcelain tiled walls and floor. Recessed spotlights. Chrome finish heated towel rail. Wash hand basin with mixer tap. Separate hotpress.



**OUTSIDE:** Exclusive end of cul de sac setting with spacious and private gardens laid in lawns and well stocked with a wide variety of mature trees and shrubs. Two paved patio areas. Tarmac driveway/parking area. PVC oil storage tank. Outside light and tap.

**INTEGRAL DOUBLE GARAGE: 5.45m (17'11") x 5.15m (16'11")**  
Condensing type oil fired boiler. Light and power. Up and over door. Built in units with single drainer stainless steel sink unit. Worktops. Plumbed for washing machine.

**TENURE:** We have been advised the tenure for this property is leasehold and the annual ground rent is £60, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2024 to March 2025 £2,523.00

**DIRECTIONS:** From Derriaghy Road turn into Burandell Manor, take third left and then first left into cul de sac, number 13 is at the end on the right.

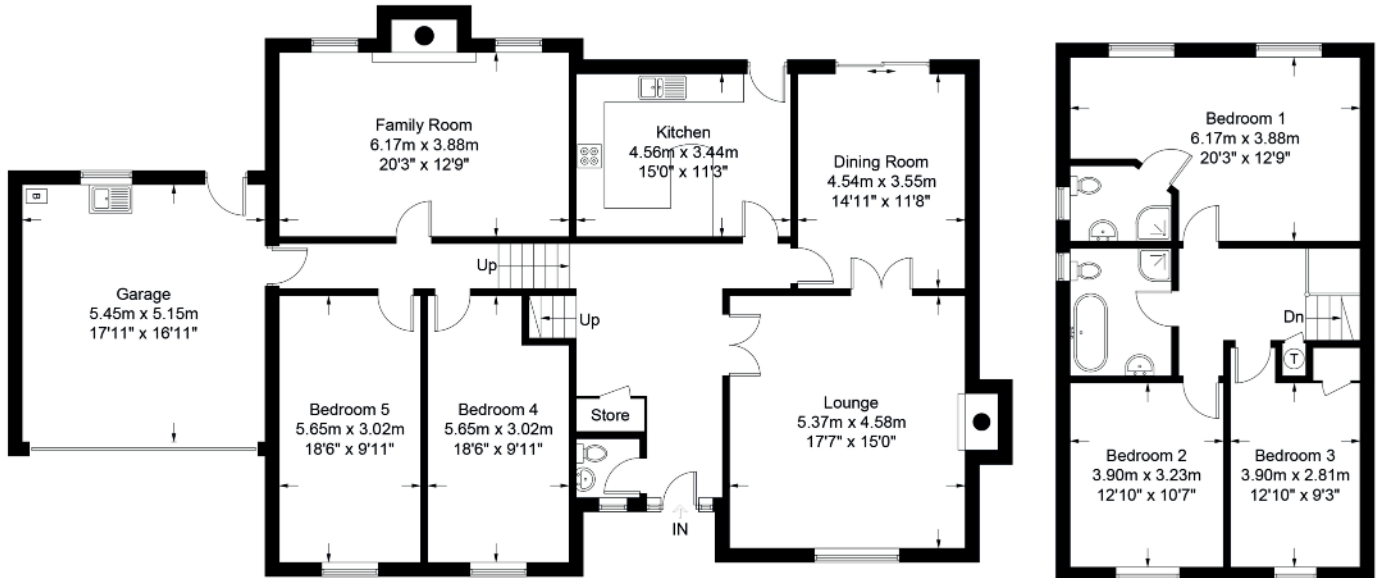
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		42 E
21-38	F	35 F	
1-20	G		

## 13 Burandell Manor, Lisburn

Approximate Gross Internal Area = 245.8 sq m / 2646 sq ft  
(Including Garage)



**Ground Floor**  
179.4 sq m / 1931 sq ft

**First Floor**  
66.4 sq m / 715 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1092019)



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