



An impressive and distinctive new build detached house nearing completion in a delightful rural setting on the outskirts of Lisburn.

With a most striking design, and boasting a high quality finish, the accommodation extends to about 4750 square feet with garaging for 4 cars, excellent on site parking and spacious well laid out gardens surrounding the property.

**18 KILCORIG ROAD, LISBURN
BT28 2QZ**

£695,000

(To include £40,000 PC Sums)

The well planned accommodation briefly comprises reception hall, lounge, dining room, large open plan kitchen with provision for an AGA, dining and family areas and doors to the rear terrace, rear hallway with boot room off, and spacious utility/laundry. There is a rear hallway with staircase giving an internal access to the integral double garage with automated doors and games room above.

At first floor level there is an impressive principal suite comprising bedroom, dressing room and ensuite bathroom, second bedroom with ensuite shower room, 2 further double bedrooms and family bathroom. There is a living room at first floor level which could also be used as a home office or playroom. Finally is the spacious games room, and its location at the rear, accessed via the second staircase, may suit those working or consulting from home, or offer potential for conversion to a self contained annex, subject to any necessary consents.

The high build quality is evident throughout with traditional cavity block and brick construction and contrasting stone panels externally, the natural slate roof, and concrete floors to ground and first floor levels.

The property benefits from oil fired central heating, with an underfloor system to the main ground floor living areas. There is PVC double glazing and a good electrical specification with fire alarm system.

Externally the property has a private front entrance with impressive boundary walls and pillars. The main driveway and extensive parking area will be finished with Asphalt surfacing. A second entrance with concrete finish to the side is shared with 2 other residential properties and provides an alternative access to the property and the additional detached double garage.

Gardens are laid out with extensive patio areas, lawns and planting. To the rear of the site is an attractive small boundary stream.

Generous PC allowances totalling £40,000 are included within the price to enable the personal selection of kitchen and utility fittings, sanitary ware, fireplace/stoves and tiling.

Works are at an advanced stage and interested parties should contact Falloon Estate Agents.

INTERNAL SPECIFICATION

Purchasers will have a direct input in the selection of internal fittings and the developer is allowing a global PC sum of £40,000 for the completion of kitchen/utility, sanitary ware, fireplaces/stoves and tiling (including fitting)

Kitchen and Utility – ALCONN kitchens – The proposed layout may be altered to meet purchasers requirements

- * Walls and ceilings painted throughout in neutral colour
- * Oil fired central heating – under floor to main living areas on ground floor, radiators to remainder
- * Oak finish internal doors, Skirtings gloss painted MDF
- * Composite front door. PVC Back door and windows
- * Staircase with Oak handrails and painted softwood spindles

EXTERNAL SPECIFICATION

DRIVEWAY – Stone mastic asphalt

PATIO AREAS – already laid

GARDEN AREAS – Spacious gardens with lawned areas, landscaping and specimen trees planted



GROUND FLOOR :

Entrance hall

Sitting room

w: 5.2m x l: 6.7m (w: 17' 1" x l: 22')

Dining Room

w: 4.81m x l: 6.11m (w: 15' 9" x l: 20' 1")

Kitchen/Dining/Snug

w: 4.3m x l: 15.67m (w: 14' 1" x l: 51' 5")

Rear hall

Utility Room

w: 3.45m x l: 3.73m (w: 11' 4" x l: 12' 3")

Boot room

w: 2.23m x l: 3.56m (w: 7' 4" x l: 11' 8")

Cloakroom

w: 1.8m x l: 3.48m (w: 5' 11" x l: 11' 5")

WC

w: 1.6m x l: 1.8m (w: 5' 3" x l: 5' 11")

FIRST FLOOR:

Landing

Master bedroom

w: 3.92m x l: 5.2m (w: 12' 10" x l: 17' 1")

Dressing room

w: 2.89m x l: 3.6m (w: 9' 6" x l: 11' 10")
(measurements include ensuite)

En-suite

(measurements incl within dressing room)

Bedroom 2

w: 3.81m x l: 5.2m (w: 12' 6" x l: 17' 1")

Bedroom 3

w: 4.4m x l: 5.2m (w: 14' 5" x l: 17' 1")

Bedroom 4/Study

w: 3.7m x l: 4.41m (w: 12' 2" x l: 14' 6")

En-suite

w: 2.6m x l: 3.55m (w: 8' 6" x l: 11' 8")

Bathroom

w: 2.8m x l: 3.02m (w: 9' 2" x l: 9' 11")

Sitting room

w: 3.72m x l: 5.2m (w:12'2" x l: 17'1")

Rear stairs

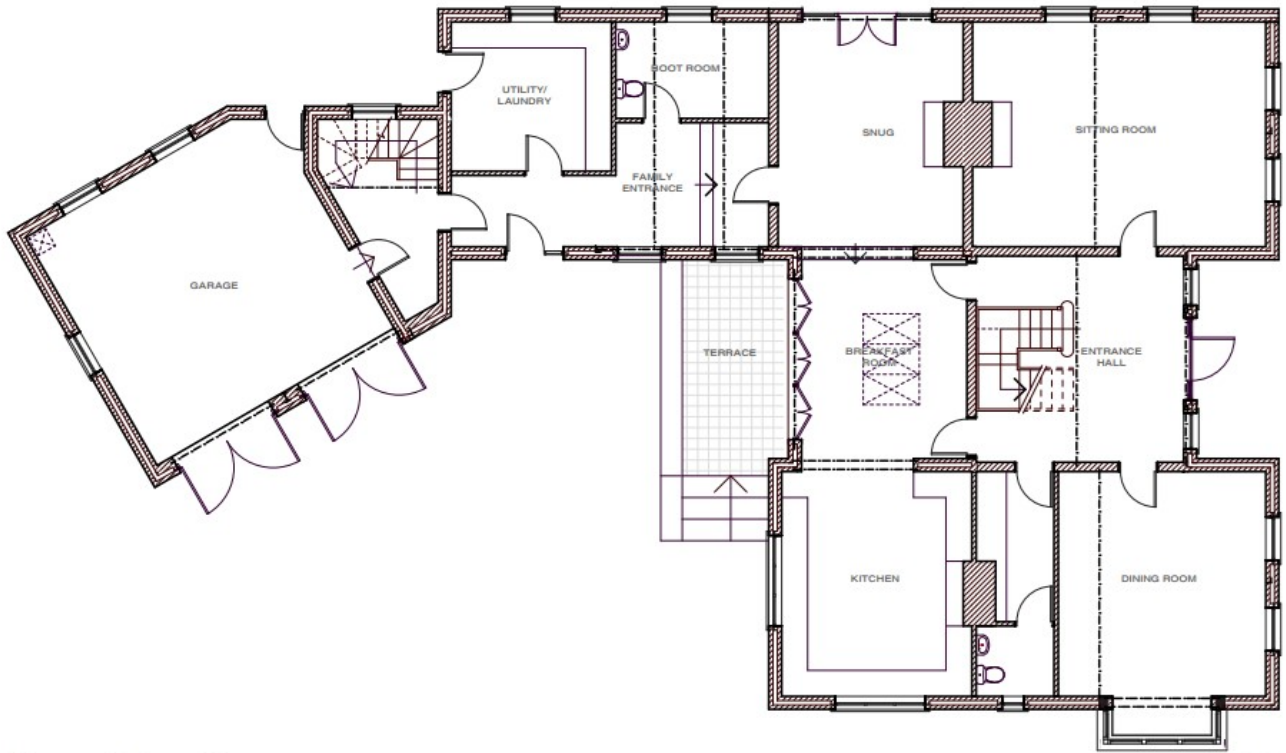
Games room

w: 6.2m x l: 6.43m (w: 20' 4" x l: 21' 1")

Integral double garage

w: 6.08m x l: 6.43m (w: 19' 11" x l: 21' 1")

Detached double garage



Ground Floor Plan

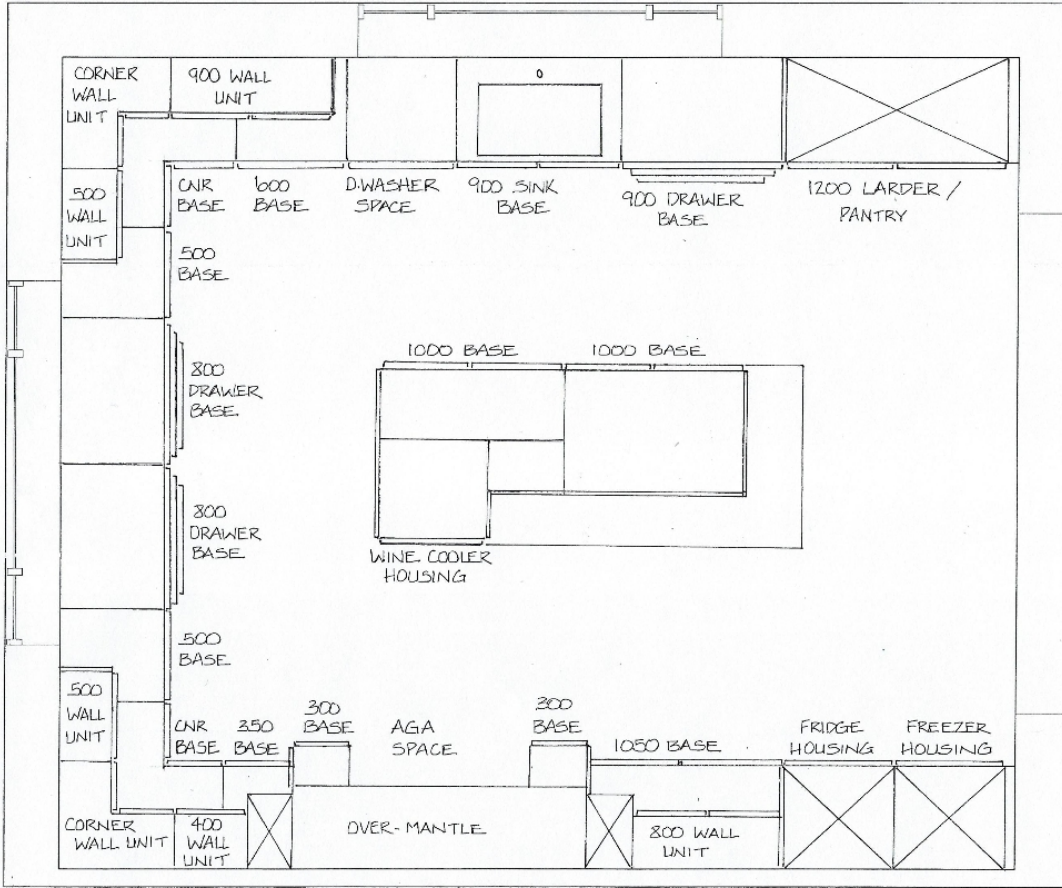
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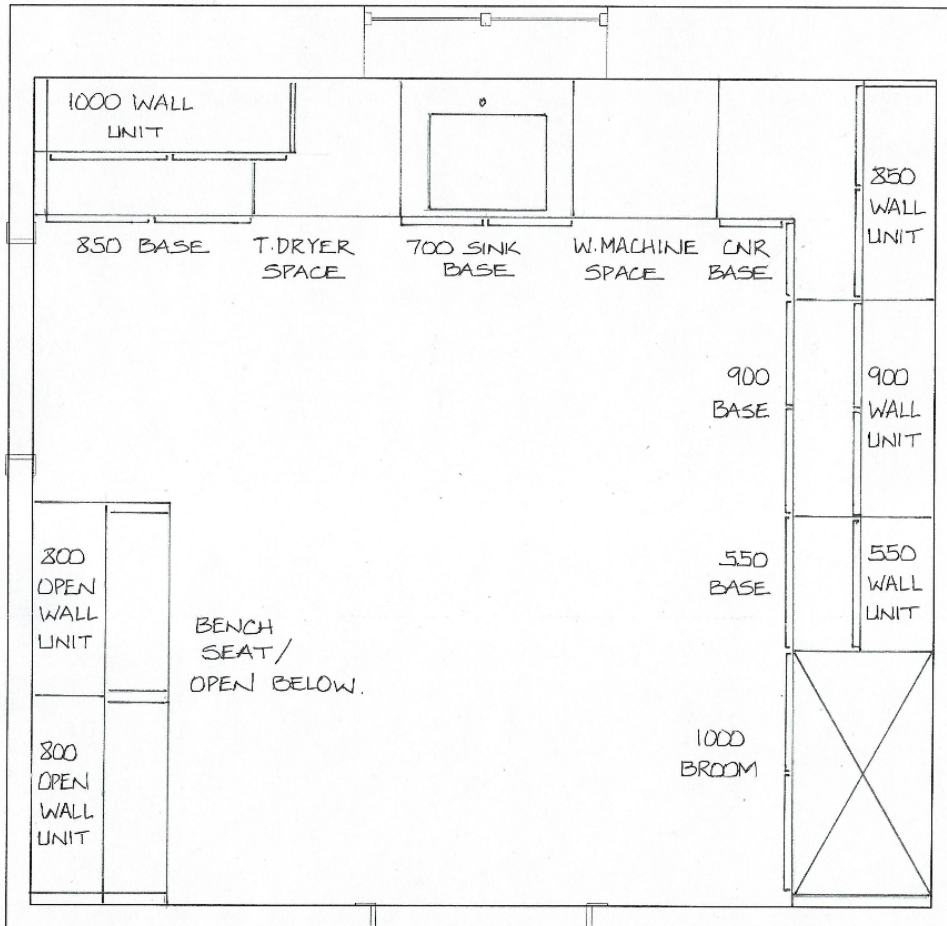
First Floor Plan

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VIEWING

By appointment with Agent

VALUATIONS


Thinking of selling ? We offer FREE, no obligation pre-sale valuations.

FINANCIAL ADVICE

We offer an independent mortgage advice service. Please contact us for further details.

ENERGY PERFORMANCE CERTIFICATE



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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'Falloon' is a trading style of J K Falloon + Co
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