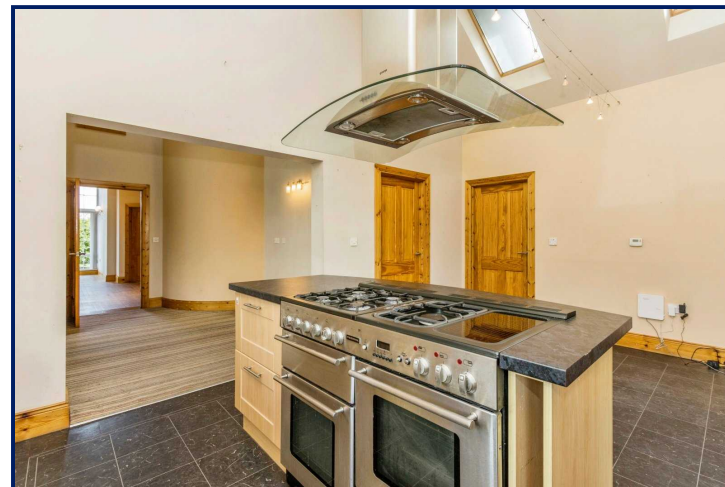


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



8A, Back Road, Cargacreevy,  
Lisburn, County Down, BT27

**Asking Price: £550,000**  
**Freehold**

**Reeds Rains**

reedsrains.co.uk



8A, Back Road, Cargacreevy, Lisburn, County Down, BT27

Asking Price: £550,000 Freehold

Council Tax Band:

EPC Rating: D

An exciting opportunity for a family wanting an exclusive private setting within a semi-rural location, whilst having great transport routes to Lisburn, Ballynahinch and Saintfield.

Sweeping driveway with pillared entrance through to a delightful mature and ever appealing site with extensive gardens.

### Reception Hall

Wooden flooring

### WC

Low level WC, wash hand basin.

### Living Room

20 x 12'8" (20 x 3.86m)

Feature fireplace, open fire

### Dining Room

15'5" x 10'3" (4.7m x 3.12m)

### Family Room

21'7" x 11'9" (6.58m x 3.58m)

Feature fireplace

### Kitchen/ Dining

18'4" x 12'9" (5.6m x 3.89m)

Extensive range of modern fitted high and low level units, laminate work tops, inlaid sink unit, plumbed for dishwasher, Range cooker with gas hob and electric ovens, over head extractor fan, open to dining area.

### Back Kitchen

15;5 x 11'9" (15;5 x 3.58m)

Range of units.

### Utility Room

15'11" x 8'8" (4.85m x 2.64m)

Range of units, plumbed for washing machine.

### Integral Double Garage

21 x 20'3" (21 x 6.17m)

Up and door.

### Study

10'10" x 7'6" (3.3m x 2.29m)

### Bedroom 6

11'9" x 11'2" (3.58m x 3.4m)

### Bedroom 5

12'11" x 11 (3.94m x 11)

### Bedroom 4

13 x 11

### En-suite

Separate shower cubicle, wash hand basin, low level WC.

### Bathroom

White suite with panelled bath, wash hand basin, low level WC.

### Gallery Landing

### Dressing Area

12'3" x 11'9" (3.73m x 3.58m)

Open plan to dressing

### Master Bedroom

16'10" x 12'8" (5.13m x 3.86m)

### En-suite

Separate shower cubicle, wash hand basin, low level WC.

### Bedroom 3

20'7" x 12'11" (6.27m x 3.94m)

### Bedroom 2

13'1" x 7'7" (4m x 2.3m)

### Bathroom

White suite comprising free standing panelled bath, wash hand basin, low level WC, separate shower cubicle., wall and floor tiling.

### Store

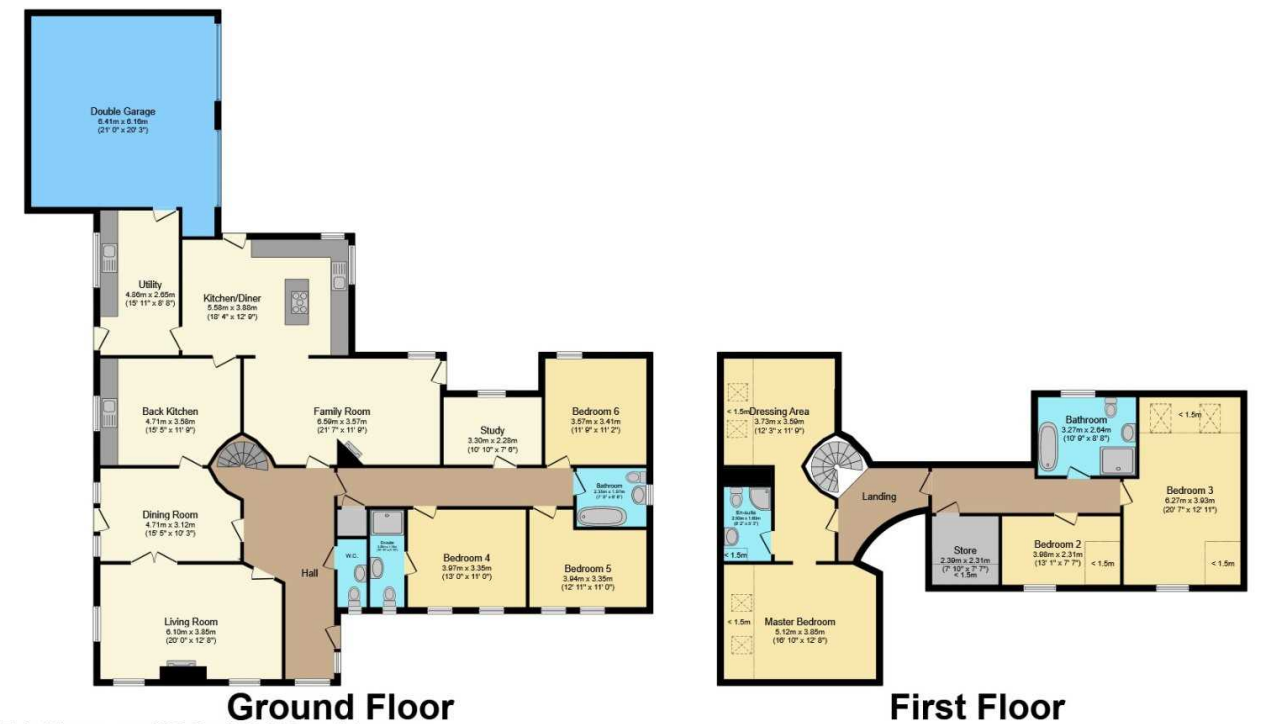
7'10" x 7'7" (2.4m x 2.3m)

### Gardens

A most impressive site with mature lawns, hedging and flower beds, entrance pillars with a sweeping tarmac driveway leading to an extensive car parking area. Oil storage tank.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

For full EPC please contact the branch.



Total floor area 336.5 m<sup>2</sup> (3,622 sq.ft.) approx  
Restricted height 17.0 m<sup>2</sup> (183 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.