

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

Asking Price: £495,000
Freehold

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £495,000 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

Karndean 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

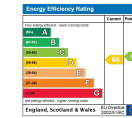
7'10" x 7'7" (2.4m x 2.3m)

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.

Note To Puchasres

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -



For full EPC please contact the branch.

<https://www.legislation.gov.uk/ukxi/2017/692/contents>

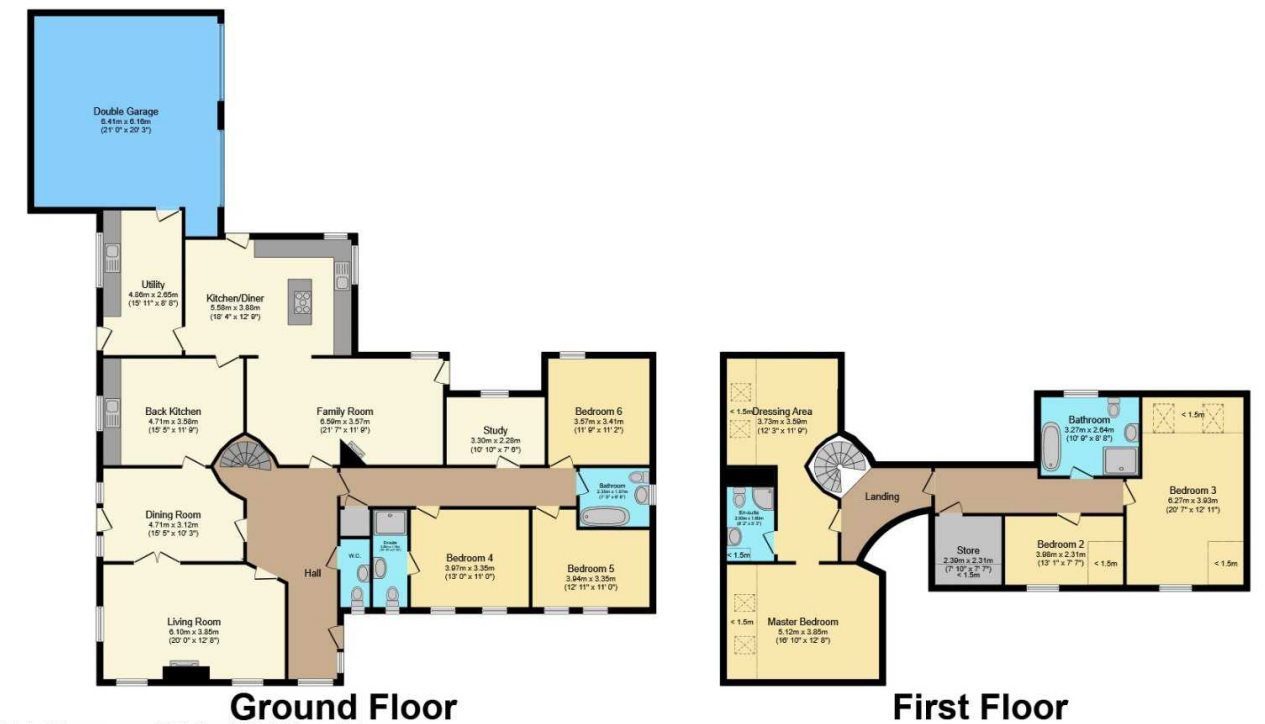
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All Measurements

All Measurements are Approximate.

Less Than Glass



Total floor area 336.5 m² (3,622 sq.ft.) approx
Restricted height 17.0 m² (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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