



18 CHURCH GLEN, DERRIAGHY ROAD, LISBURN, BT28 3FP



A most remarkable extended detached residence commanding this superior slightly elevated position within this desirable and private cul-de-sac position that is ideally placed between Belfast and Lisburn as well as close to arterial routes, schools, and the wider motorway network along with the Glider service on the Stewartstown Road. This striking residence that is well placed in this small cul de sac development offers outstanding accommodation rarely seen in today's market, which extends to around an impressive 1963 sq ft and must be seen to be fully appreciated.

With a higher-than-average energy rating (EPC C-73) and this beautiful location with views over the adjacent parish church spire, this contemporary home offers luxury and sizeable living space throughout with the bonus of not being in a high-density development, and the accommodation is briefly outlined below.

Five excellent bedrooms: the large principal bedroom with a private en-suite bathroom that has a jacuzzi-type bath and spotlights; bedroom 2 also with a private en-suite shower room. There is also a luxury shower suite, which completes the first floor.

On the ground floor there is a spacious and welcoming entrance hall as well as three separate reception rooms, including a recently added and eye-catching sunroom perfectly located just off the luxury fitted kitchen, which is also open plan to a sizeable dining and entertaining area. In addition, there is a handy located downstairs WC and access to the integral garage, as well as a recently added utility room from the kitchen.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus) A			
(81-93) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £434,950

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Key Features

- A most remarkable, extended detached residence commanding this superior slightly elevated position within this small and private cul-de-sac.
- Three separate reception rooms, including a recently added and eye-catching sun room superbly located to the rear of the property just off the fantastic kitchen/entertaining area.
- Handy located downstairs W.C. and an additional luxury shower suite at first floor level (3 bathrooms including 2 en-suites and 4 toilets in total, including the downstairs W.C.)
- Integral garage and well-maintained, privately enclosed rear garden with beautiful views of the Church Spire and also with its own putting green.
- Fantastic location tucked away between Belfast and Lisburn as well as arterial routes, the motorway network, and transport links, along with the Glider service on the Stewartstown Road.
- Five excellent bedrooms: a large principle bedroom with a private ensuite bathroom with a Jacuzzi-type bath and bedroom two also with a private ensuite shower room.
- Luxury fitted kitchen with island open plan to a sizeable dining and entertaining area/recently added utility room.
- Gas-fired central heating, Upvc double glazing, and higher-than-average energy rating (EPC C-73)
- Luxury up-graded and sizeable accommodation extending to around a most impressive 1963 sq ft and is very difficult to find in today's market.
- Convenient to all of the abundance of amenities in Belfast & Lisburn as well as Andersonstown, including state-of-the-art leisure facilities and the newly up-graded & extended Derriaghy railway station.





GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Herringbone effect wooden strip floor.

LOUNGE

10'7 x 14'2

LIVING ROOM

7'10 c 14'2
Bay window.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, tiled floor, extractor fan.

LUXURY UP-GRADED KITCHEN / DINING AREA

25'10 x 13'1
Range of high and low level units, extractor canopy, spotlights, feature island with sink unit, Belling range cooker mains gas fed with electric ovens, integrated dishwasher, integrated fridge, breakfast bar, concealed remote controlled LED ambient lighting, feature picture window, Herringbone effect wooden floor, open plan to;

RECENTLY ADDED SUNROOM

10'11 x 12'7

Feature brick chimney breast, multi-fuel burning stove, Velux windows, feature upvc double glazed double doors leading to the private gardens and beautiful views of Parish Church.

NEWLY ADDED SEPARATE UTILITY ROOM

12'10 x 6'2

Single drainer stainless steel sink unit, tiled floor, plumbed for washing machine.

FIRST FLOOR

Ladder providing access to roof-space, floored for storage and power.

PRINCIPLE BEDROOM

12'2 x 17'9
Spotlights.

PRIVATE ENSUITE SHOWER ROOM

10'5 x 9'3

Jacuzzi type bath, thermostatically controlled shower unit, low flush w.d, pedestal wash hand basin, chrome effect sanitary ware, spotlights, chrome effect tiled walls, beautiful tiled walls and floor.

BEDROOM 2

10'11 x 10'7

ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, spotlights, tiled walls and floor, extractor fan.

BEDROOM 3

8'0 x 14'10

BEDROOM 4

10'7 x 9'1

BEDROOM 5

6'7 x 8'7

UP-GRADED LUXURY SHOWER SUITE

7'0 x 5'6

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect towel warmer, chrome effect sanitary ware.

OUTSIDE

Off road carparking for two cars with access to integral garage. Privately enclosed well maintained rear garden with beautiful views of the adjacent church.

INTEGRAL GARAGE

Recently added electric roller insulated garage door.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18172987

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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