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69 Braniel Road

Lisburn
BT27 5JJ

Offers In Region Of £499,950

69 BRANIEL ROAD, BT27 5JJ

- **Superbly Appointed Detached Residence Occupying A Private Mature Site Extending To c. 0.7 Acres**
- **Spacious Adaptable Accommodation**
- **Currently Four Bedrooms**
- **Reception Rooms Include Lounge, Dining Room, Living Room, Conservatory**
- **Kitchen With Fitted Units And Casual Dining Area**
- **Utility Room And Ground Floor Shower Room/WC**
- **Family Bathroom**
- **Integral Double Garage / Extensive Driveway And Parking Area**
- **Double Glazed Windows / Oil Fired Central Heating**
- **Excellent Semi Rural Location Backing Onto Rolling Countryside And Convenient To Belfast & Lisburn**

Occupying a beautiful landscaped site extending to c. 0.7 acres, this attractive detached family home is well located only 15 minutes from Belfast and 5 minutes from Lisburn. The Upper Malone Road and Lady Dixon Park are within 10 minutes and the nearby M1 Junction provides easy access to Belfast and all provincial connections.

The property offers deceptively spacious accommodation with a layout adaptable to differing family requirements. The accommodation is split over a number of levels and comprises of an Entrance Hall, Lounge, Dining Room, Cloakroom/WC/Shower Room, Living Room, Conservatory and well appointed Kitchen with Dining Area and Utility Room. On the upper level, there are four Bedrooms and main Bathroom.

Outside, there are delightful mature gardens backing onto open countryside. The gardens are laid in well tended lawns, private patio areas, and a profusion of mature shrubs and trees offering privacy.

There is generous driveway parking area to the front and side and an integral double garage.

This is an exceptional family home enjoying all the attributes of rural living yet convenient to Belfast and Lisburn and all local amenities.

Viewing is by private appointment and is highly recommended.







PROPERTY COMPRISES

Hardwood entrance door with leaded glass panels, leading to reception hall.

RECEPTION HALL Built in storage cupboard, stairs to upper and lower levels, recessed low voltage spotlights.

DRAWING ROOM 18' 11" x 16' 5" (5.77m x 5m) (@ widest points) Brick fireplace with inset, alcohol burning fire, timber mantle, hardwood herringbone flooring, recessed low voltage spotlights, double doors leading to family room.

FAMILY ROOM 11' 1" x 11' 0" (3.38m x 3.35m) Double doors to...

CONSERVATORY 11' 4" x 10' 8" (3.45m x 3.25m) Sanded and varnished floorboards, patio doors to rear garden.

KITCHEN/DINING AREA 16' 4" x 12' 10" (4.98m x 3.91m) Range of fitted high and low level units, glazed display cabinets, inset electric hob, 1.5 bowl single drainer sink unit, integrated dishwasher, integrated stainless steel oven, recessed low voltage spotlights.

LOWER LEVEL

HALL Laminate wood strip floor, airing cupboard with lagged cylinder and shelving, recessed low voltage spotlight.

SHOWER ROOM Enclosed shower cubicle with electric Mira shower unit, low flush WC, vanity wash hand basin, tiled floor, tiled walls.





LOUNGE 13' 5" x 12' 11" (4.09m x 3.94m) Double doors to rear gardens and patio areas, wood burning stove, recessed low voltage spotlights.

UTILITY ROOM 9' 8" x 9' 5" (2.95m x 2.87m) Doors to rear garden, single drainer sink unit with mixer taps, plumbed for washing machine, laminate wood strip flooring.

INTEGRAL DOUBLE GARAGE 26' 11" x 21' 0" (8.2m x 6.4m) (@ widest points) Light and power, automated up and over doors, oil fired boiler.

UPPER FLOOR

LANDING Airing cupboard, built in shelving.

PRINCIPAL BEDROOM 12' 11" x 12' 9" (3.94m x 3.89m) (@ widest points) Built in wardrobes, part timber panelled walls, recessed low voltage spotlights.

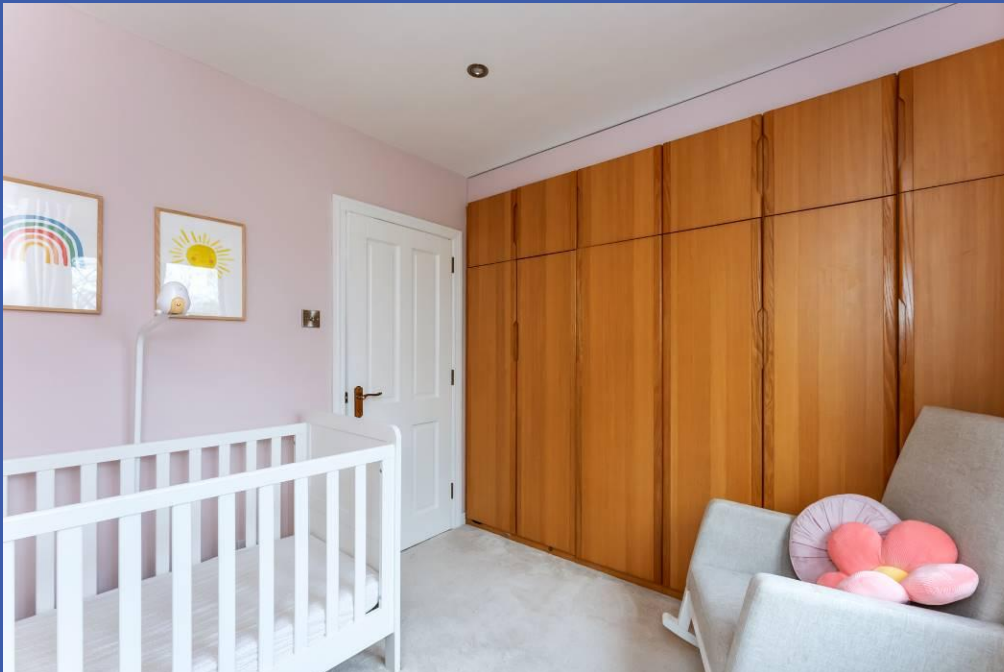
BEDROOM 11' 11" x 8' 11" (3.63m x 2.72m) (@ widest points) Built in wardrobes.

BEDROOM 12' 3" x 8' 11" (3.73m x 2.72m) Part timber panelled walls, recessed low voltage spotlights.

BEDROOM 11' 1" x 10' 1" (3.38m x 3.07m) (@ widest points) Built in wardrobes, recessed low voltage spotlights, part timber panelled walls.

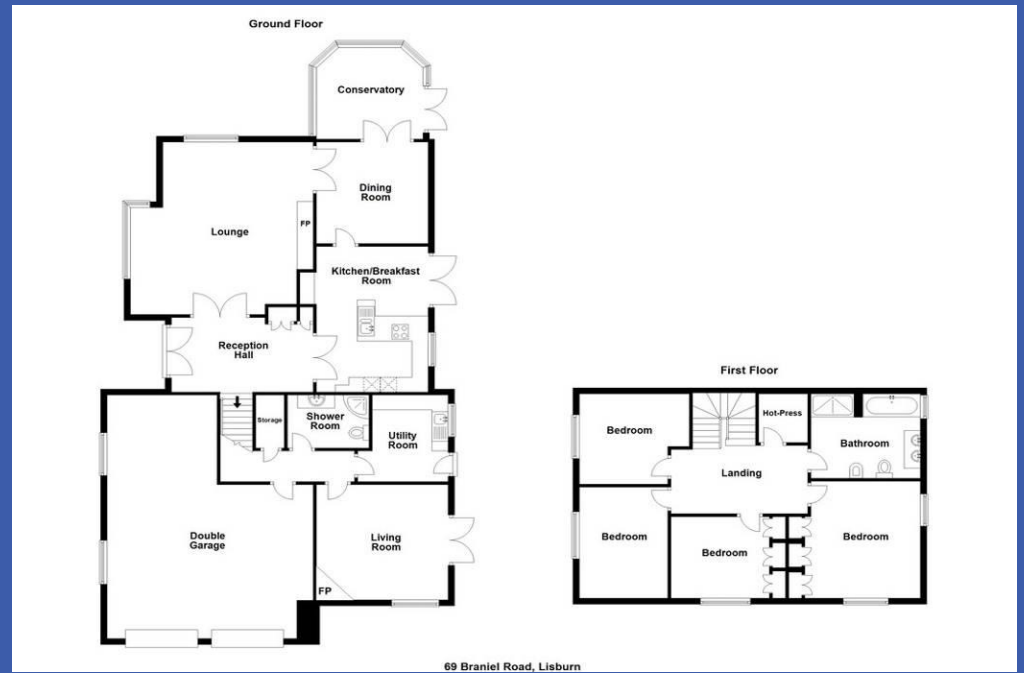
OUTSIDE Circa 0.7 acre of landscaped gardens with mature specimen trees, hedging and planted flowerbeds, delightful aspect over rolling country side to rear, extensive tarmac driveway and car parking area.

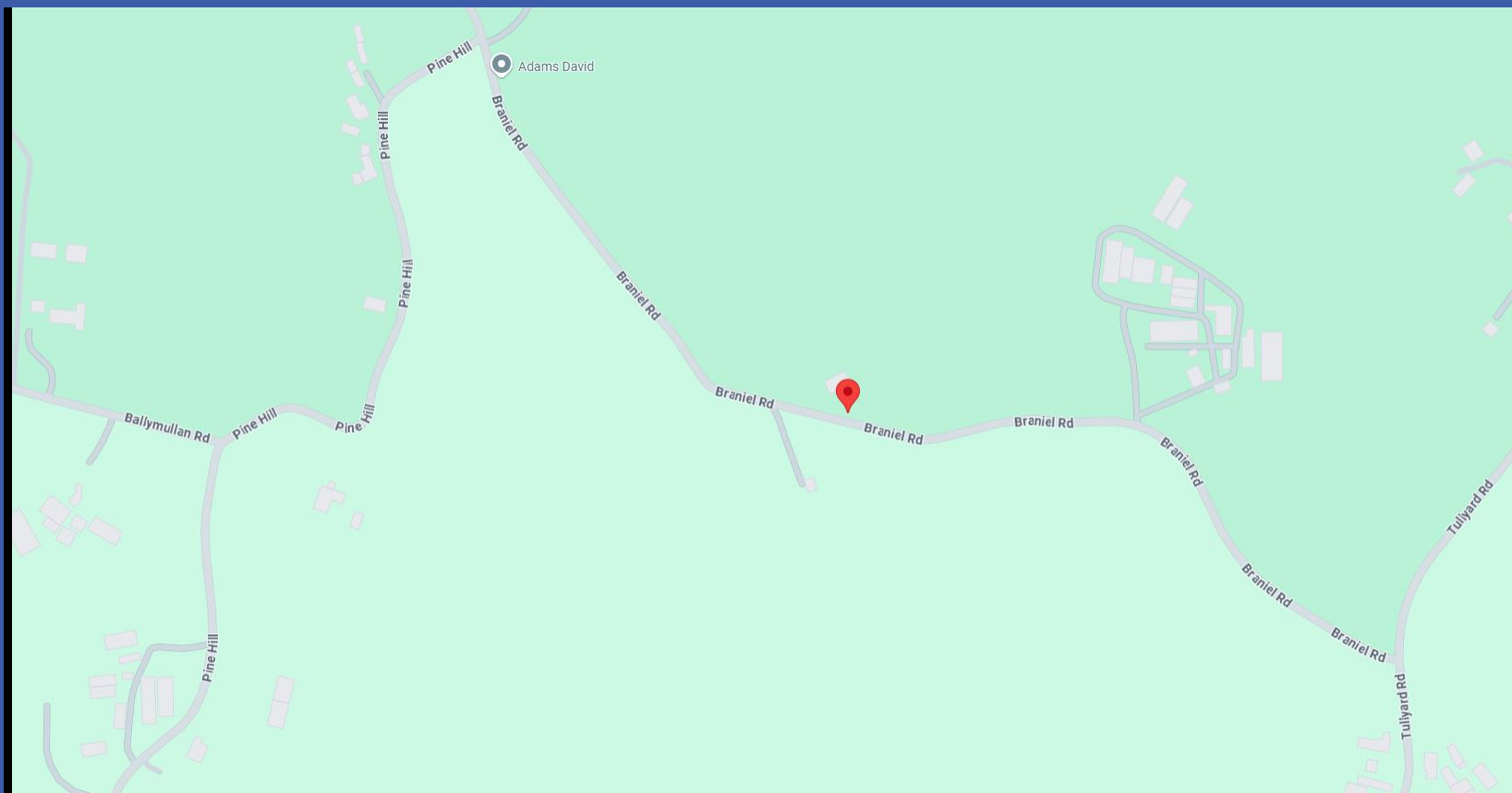












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	48 E	
21-38	F		
1-20	G		



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