



10 BACK ROAD, CARGACREEVY, LISBURN, BT27 6TR



OFFERS AROUND £450,000

We are delighted to offer for sale this magnificent contemporary residence situated on the Back Road, just outside of Lisburn. Set over two floors, the property offers superb accommodation, generous living space with ample family gardens and stunning rural views.

This home is set on an elevated site with impressive accommodation for flexible living. The property comprises spacious reception hall leading to a large kitchen/ dining, a large family sitting room and separate living room both with feature fireplaces. Also on the ground floor there is a bedroom, a family bathroom and an office.

The first floor offers the primary bedroom with a large ensuite, two further bedrooms with a shower room and a large gallery landing area.

This property must be viewed to fully appreciate the level of finished used throughout and the fantastic accommodation, add that to the stunning family garden and detached garage, early viewing is advised.



At a glance:

- Detached House
- Kitchen / dining room
- Sitting room
- Large gardens to front
- Study Room
- Four bedrooms
- Living room
- Master Bedroom with en-suite
- Detached Garage
- Great location with countryside views

Entrance Hall

14'10" x 10'2"

Spacious reception hall with wood flooring and two stores. Feature staircase.

Living Room

15'8" x 13'9"

Large bright living room with feature open fireplace.

Kitchen/Dining

18'6" x 22'0"

Large kitchen / dining area with a range of high and low rise units. Integrated stainless steel sink with drainer and tiled splash back, hob, oven and fan. Recess for American fridge/freezer. Door to the rear. Tiled flooring.

Sitting Room

22'6" x 15'1"

Large sitting room with solid wood flooring, tiled fireplace with stove. Double doors to the front and rear.

Bedroom 1

10'8" x 13'6"

Wooden flooring. Front facing.

Study

6'10" x 9'1"

Rear facing with built in wardrobe.

Bathroom

6'10" x 15'7"

White suite comprising low rise w.c, walk in shower cubicle, bath, wash hand basin with vanity unit. Part tiled walls.

Landing

Large gallery landing. Large window to front.

Bedroom 2

21'5" x 6'7"

Large bedroom with double aspect. Ensuite facilities.

En-suite

12'4" x 5'4"

White suite comprising low rise w.c, wash hand basin with tiled splash area, walk in shower cubicle. Tiled flooring

Bedroom 3

11'3" x 6'7"

Rear facing bedroom.

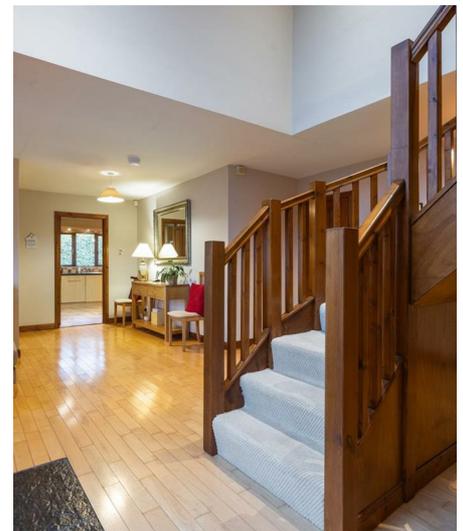
Shower Room

White suite comprising low rise w.c, wash hand basin and large walk in shower cubicle. Tiled flooring. Skylight,.

Bedroom 4

11'2" x 11'4"

Rear facing bedroom with built in wardrobes.



Garage

21'0 x 11'0

Up and over door, side door.

Outside

To the front is a large garden laid out in lawns with mature plantings and off street parking. To the rear is a small garden and plantings. Access to garage.











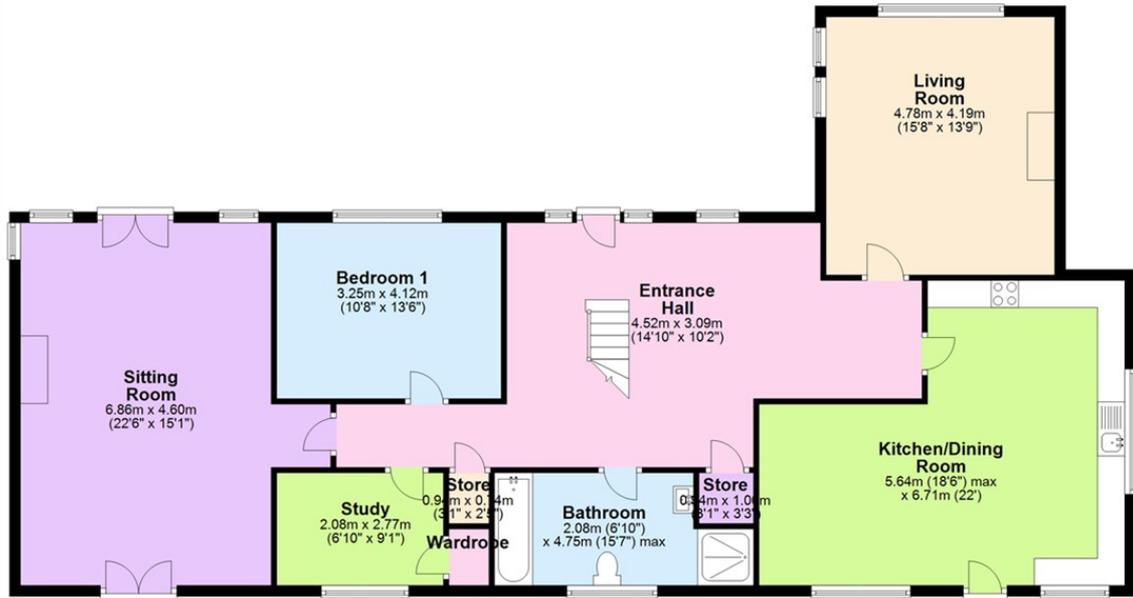






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor





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 our mortgage advisor on 0289 756 1155.

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.

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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