

**RODGERS  
&  
BROWNE**

1 Barnet Dale  
Off Lisbarnet Road, Lisbane, BT23 6DZ

*offers over £239,950*



### *The Owner's Perspective...*

*"This home has been much loved and will be a heart felt move due to a strong sense of community and safety within our neighbourhood along with the love and work we have put into making this house our home of nearly 12 years.*

*The locality is perfect with the countryside on our doorstep, ideal for walkers like us or its only a 30 minute drive to the centre of Belfast.*

*We hope this house brings the next buyers as much love, warmth and security as we received"*



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room open to luxury kitchen



Entrance hall

### *The facts you need to know...*

Well presented semi detached home set within a quiet development

Only minutes from Lisbane village which benefits from a small mini market, The Poachers pocket restaurant and bar and The Poachers Pantry

Extended and renovated recently to provide a fine family home

Bright drawing room with herringbone flooring

Modern shaker style kitchen with feature range opening to casual dining

Sunroom with vaulted ceiling and feature multi fuel burner

3 bedrooms, main bedroom with built in robes

White bathroom suite

Pvc Double glazing

Oil fired central heating

Detached single garage

Private rear garden with lawns and patio areas

Ease of access to many Schools including Kilmood pre school and Killinchy primary

Belfast City Centre is only 35 minutes away, 10 minutes from Comber and 20 Minutes from Newtownards



Luxury kitchen open to dining area



Luxury kitchen



Sunroom



Sunroom

## *The property comprises...*

### **GROUND FLOOR**

Composite front door leading to:

#### **ENTRANCE HALL**

Ceramic tiled floor, staircase to the first floor with painted spindles, handrails and Newel post.

#### **CLOAKROOM**

Low flush wc, wall mounted sink unit with mixer tap and splashback set on a granite plinth, under storage cabinet, ceramic tiled floor, low voltage lighting.

#### **LIVING ROOM**

14' 4" x 12' 8" (4.37m x 3.86m)

Including built-in open shelving with down lighters and drawers, limed oak herringbone wooden floor, double glazed doors leading to:

#### **LUXURY KITCHEN OPENING TO DINING AREA**

21' 3" x 9' 10" (6.48m x 3m)

Luxury high and low level Shaker cabinets with under unit lighting, feature range with gas top and double oven, extractor above, Quartz splashback, double Belfast sink unit with swan tap and Quooker hot water tap, integrated dishwasher and fridge freezer, ceramic tiled floor, matching sideboard with open display, glazed display, oak top, wine rack, shelving and drawers, opening to:

#### **SUNROOM**

15' 4" x 11' 10" (4.67m x 3.61m)

Vaulted ceiling, feature multi fuel burner on a slate hearth, ceramic tiled floor, 5 amp lighting, feature radiator, double glazed sliding doors to garden.



Main bedroom

**First Floor**

**LANDING**

Access to roofspace. Hotpress with insulated copper cylinder and Willis type immersion, shelving.

**MAIN BEDROOM**

12' 9" x 9' 4" (3.89m x 2.84m)

Extensive range of built-in wardrobes with shelving and drawers.

**BEDROOM (2)**

13' 5" x 10' 0" (4.09m x 3.05m)

**BATHROOM**

7' 4" x 6' 7" (2.24m x 2.01m)

White suite comprising panelled bath with mixer tap and Aqualisa power shower, low flush wc, pedestal wash hand basin, ceramic tiled floor, part tiled walls.

**BEDROOM (3)**

9' 10" x 9' 6" (at widest points) (3m x 2.9m)

Including built-in wardrobes, opening shelving and desk unit.

**Outside**

Gravelled driveway with parking for three cars, front gardens laid in lawns with mature cherry blossoms.

Fully enclosed rear garden laid in lawns, raised wall and flagged patio area.

**GARAGE**

18' 10" x 9' 4" (5.74m x 2.84m)

Plumbed for washing machine and space for tumble dryer. Oil fired central heating boiler.



Bedroom three



Bedroom two



Bathroom



Sunroom

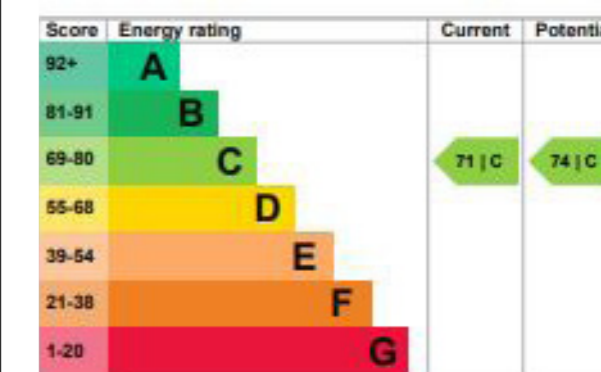
*Additional information*

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [roddgersandbrowne.co.uk](http://roddgersandbrowne.co.uk).

**ENERGY EFFICIENCY RATING (EPC)**



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

**TENURE**

Leashold, ground rent £60.00 per annum

**RATES**

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 is £1,306.80.

**VIEWING**

By appointment with **RODGERS & BROWNE**.

**Location:** Travelling along the Killinchy Road from Comber, continue through the village at Lisbane passing The Poachers Pocket, take the next right into Lisbarnet Road second right into Wallace gardens continue through the pillars and No 1 is on your right.



**Sales  
Lettings  
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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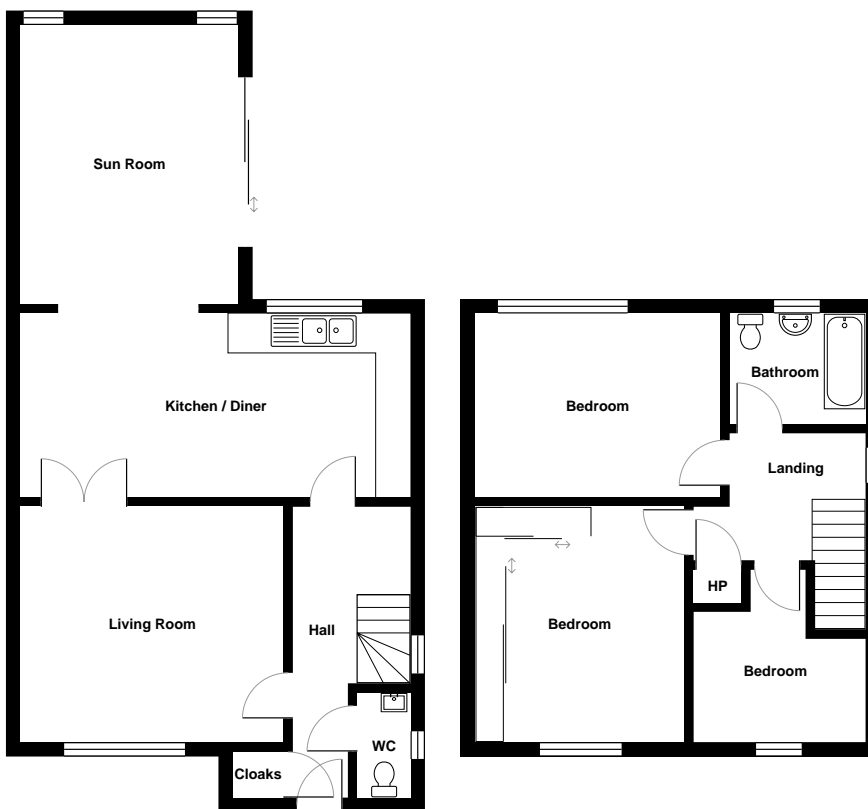
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rogersandbrowne.co.uk



*Disclaimer*

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.



Total Area: 113.0 m<sup>2</sup> ... 1216 ft<sup>2</sup>  
All measurements are approximate and for display purposes only