



## 1a Kilcorig Road, Lisburn BT28 2QY

**OIRO £350,000** Freehold

A most attractive detached part built house of c 3150 sq ft in a superb semi rural environment just off the Ballinderry Road Lisburn and within easy travelling distance of Lisburn City centre, Moira and M1 access, and the A26 towards Antrim and the international airport.

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A most attractive detached part built house of c 3150 sq ft in a superb semi rural environment just off the Ballinderry Road Lisburn and within easy travelling distance of Lisburn City centre, Moira and M1 access, and the A26 towards Antrim and the international airport.

The property is roofed with windows and external doors installed and some first fix works have been completed. The property is being sold 'as is' and it will be the responsibility of the purchaser to complete construction works after purchase. The property has been built using traditional block construction and external rendering has been completed.

The property occupies a good size site with a most attractive rural aspect to its rear and generous gardens to front, side and rear together with ample on site parking and a detached double garage.

There may be the opportunity to buy adjoining lands of c 16 acres at separate value. Further details available on request.

Viewing may be arranged with Falloon Estate Agents.



Tenure: Freehold  
Parking options: Garage, Off Street  
Garden details: Private Garden

#### **GROUND FLOOR :**

##### **Entrance hall**

PVC double glazed entrance door and side panels.

##### **Lounge**

w: 4.96m x l: 5.06m (w: 16' 3" x l: 16' 7")

Provision for fireplace.

##### **Living room**

w: 4.01m x l: 4.96m (w: 13' 2" x l: 16' 3")

Provision for fireplace.

##### **WC**

Provision for wash hand basin and WC.

##### **Kitchen/dining**

w: 5.41m x l: 8.46m (w: 17' 9" x l: 27' 9")

Lower glazed section with sliding door and 'picture windows' with stunning views to rear. Open plan to family area

##### **Family room**

w: 3.56m x l: 4.22m (w: 11' 8" x l: 13' 10")

##### **Utility Room**

w: 2.5m x l: 2.9m (w: 8' 2" x l: 9' 6")

Door to rear.

## FIRST FLOOR:

### Landing

Study area. Hot press. Access to roofspace.

### Bedroom 1

w: 5.07m x l: 5.08m (w: 16' 8" x l: 16' 8")

Dual aspect windows. Dressing area.

### En-suite

Provision for shower, wash hand basin and WC.

### Bedroom 2

w: 4.31m x l: 4.43m (w: 14' 2" x l: 14' 6")

Dual aspect windows.

### Bedroom 3

w: 3.92m x l: 4.66m (w: 12' 10" x l: 15' 3")

Dual aspect windows.

### En-suite

'Jack and Jill' ensuite shared with Bedroom 4 . Provision for shower, wash hand basin and WC.

### Bedroom 4

w: 3.92m x l: 4.33m (w: 12' 10" x l: 14' 2")

Dual aspect windows.

### Bathroom

Provision for bath, shower, wash hand basin and WC.

### Outside

Gravelled driveway and parking.

Basic groundworks set out. Gardens in lawn.

### Detached Double Garage

w: 6.18m x l: 6.27m (w: 20' 3" x l: 20' 7")

Twin roller doors (provision for electrical motors).

Light and power points wired.

### Required info under Trading Standards Guidance

#### TENURE

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

#### RATES PAYABLE

Details from the LPSNI website - not yet assessed



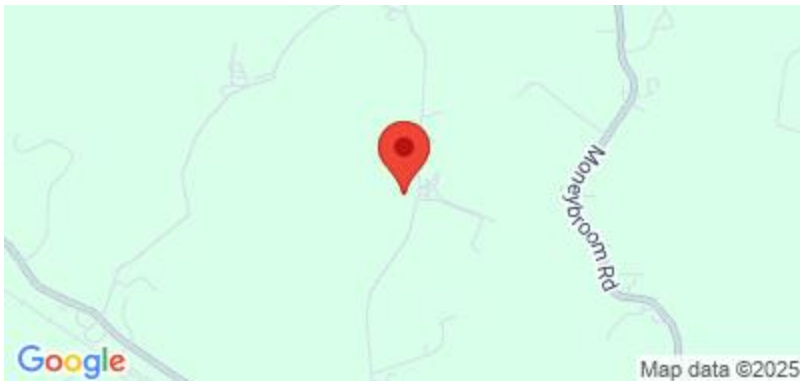
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.