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**Emoyeni, 227 Ballylesson Road**

Lisburn  
BT27 5TS

**Offers Over £595,000**



## EMOYENI, 227 BALLYLESSON ROAD, BT27 5TS

- Superb Detached Home Set In Circa 2.5 Acres
- Five Well Proportioned Bedrooms Including Master With Dressing Room And Ensuite
- Spacious Drawing Room Leading To Conservatory Overlooking Gardens
- Family Room With Tiled Fireplace / Separate Dining Room
- Reception Hall With Oak Panelled Walls And Cloakroom
- Kitchen With Range Of Fitted Units And Dining And Utility Areas
- Bathroom With White Suite
- Oil Fired Central / Mostly uPVC Double Glazed
- Two Attached Garages
- Mature Private Gardens Extending To 2.5 Acres

Ideally located some 15 minutes' drive from Belfast City Centre. The property has all the benefits of its rural surroundings and is yet only a short drive from Belfast and Lisburn.

It's not often that a detached property like this comes on the market with beautiful mature formal gardens of approx. 2.5 acres. This attractive property was constructed in 1930's and has many fine original features including a unique green glazed tiled roof.

The accommodation comprises an oak panelled reception hall, 4 formal reception rooms, oak fitted kitchen & dining area with utility room, downstairs WC & cloakroom. Upstairs has five bedrooms with the spacious master including a dressing room & ensuite shower room.

There is a large spacious roof space which would be ideally converted and adapted to allow some extra bedroom space. Priced to allow for modernisation it allows a buyer to go in to adapt and potentially extend subject to planning to make the most of the formal private gardens which are beautifully maintained and manicured with wonderful countryside views.

Set well back privately from the Hillhall Road and the property is close to the Lagan Towpath, Lady Dixon Park, Malone and Dunmurry Golf Clubs and 5 mins from the M1 it's hard to believe that Belfast City Centre is just 15 minutes away.

Internal viewing highly recommended.











## PROPERTY COMPRISES

**RECEPTION HALL 19' 11" x 10' 0" (6.07m x 3.05m) (@ widest points)** Storage cupboard under stairs, oak panelled walls, plate rack, oak flooring.

**CLOAKROOM/WC** Low flush suite, wash hand basin, tongue and groove panelled walls and ceiling.

**DRAWING ROOM 20' 1" x 15' 7" (6.12m x 4.75m) (@ widest points)** Double bevelled glass entrance doors from reception hall, Adam style mahogany fireplace with marble inset and hearth, cornice ceiling, sliding doors to...

**UPVC DOUBLE GLAZED CONSERVATORY 15' 2" x 11' 7" (4.62m x 3.53m) (@ widest points)** Ceramic tiled floor, uPVC double glazed doors to rear and overlooking rear garden and countryside.

**DINING ROOM 16' 0" x 14' 0" (4.88m x 4.27m)** Cornice ceiling.

**FAMILY ROOM 15' 5" x 12' 10" (4.7m x 3.91m) (@ widest points)** Stone fireplace, tiled hearth, plate rack.

**KITCHEN WITH CASUAL DINING AREA 22' 6" x 16' 4" (6.86m x 4.98m) (overall @ widest points)** Range of high and low level mid oak units, single drainer 1.5 bowl sink unit, oil fired two door Aga (heats water), with brick surround and tiled splash back, Formica work surfaces, plumbed for dishwasher, ceramic tiled floor, pine tongue and groove ceiling, low voltage spotlights, glazed display cabinets.

**UTILITY AREA** Single drainer stainless steel sink unit, plumbed for washing machine, walk-in pantry, uPVC double glazed door to outside.









**SPACIOUS LANDING WITH SITTING AREA 19' 11" x 10' 0" (6.07m x 3.05m) (@ widest points)** Built-in seating area, cornice ceiling, Slingsby type ladder to partly floored and insulated roof space with Velux window (potential for conversion subject to the necessary statutory documentation).

**MASTER BEDROOM 20' 1" x 15' 8" (6.12m x 4.78m)** Double built-in robes, cornice ceiling.

**LARGE DRESSING ROOM** Built-in robes, shelves and drawers.

**ENSUITE 9' 10" x 7' 6" (3m x 2.29m)** White suite comprising panelled bath, tiled shower cubicle with Mira shower, bidet, low flush WC, vanity unit with mirror and cabinet, fully tiled walls, tongue and groove panelled ceiling, low voltage spotlights.

**BEDROOM 2 12' 6" x 11' 7" (3.81m x 3.53m)** Double built-in robe, vanity unit, cornice ceiling.

**BEDROOM 3 14' 3" x 7' 4" (4.34m x 2.24m)** Pedestal wash hand basin.

**BEDROOM 4 13' 1" x 10' 0" (3.99m x 3.05m)**

**BEDROOM 5 13' 1" x 7' 10" (3.99m x 2.39m) (@ widest points)** Range of built-in robes, dressing table, vanity unit and drawers.

**BATHROOM** White suite comprising panelled bath with Mira electric shower, shower screen, low flush WC, pedestal wash hand basin, part tiled walls, tiled effect floor, shelved hot press.









**OUTSIDE** Superb secluded landscaped mature site with fabulous views over surrounding countryside extending to approximately 2.5 acres. Twin entrances with tarmac driveways leading to extensive parking and turning areas. Range of outbuildings including garden stores and greenhouse with vines. Stunning extensive mature landscaped front, side and rear gardens laid in lawns and flowerbeds with private patio areas, mature trees and shrubs. Outside tap and lights.

**TWIN GARAGE 16' 3" x 10' 3" (4.95m x 3.12m)** Up and over doors.







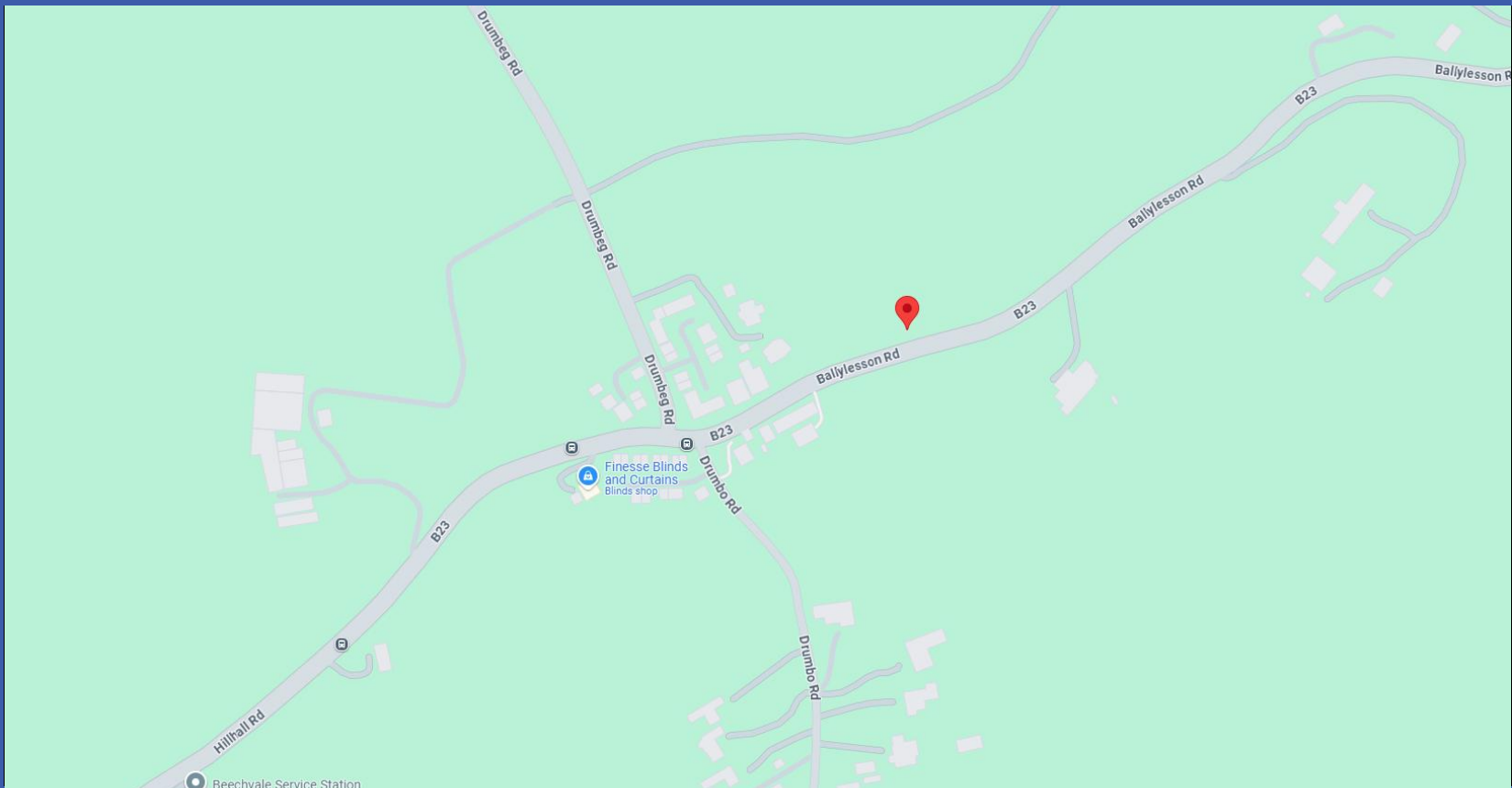












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	37 F	
1-20	G		



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