

**Tim Martin**  
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30 Lisnabreeny Road East  
Belfast  
BT6 9SS

Offers Around  
£425,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

A beautifully presented detached bungalow, occupying a spacious site within this highly desirable rural location, with far reaching views over the surrounding countryside towards Belfast.

The accommodation is bright and spacious throughout and will suit a wide range of purchasers, including the growing or established families or those wishing to downsize. A welcoming reception hall makes way to the spacious 'L' shaped lounge with dining area which is open through to a separate living area and modern fitted kitchen, both enjoying stunning views over the countryside. Three excellent sized bedrooms including the principal bedroom with en suite and a family bathroom fitted with a modern white suite, complete this beautiful home.

Outside, a detached garage with storage over, provides the perfect opportunity to create a separate granny flat or home office or those with a creative mind, could design a link into the main dwelling and create their own dream home (subject to planning).

The gardens are laid out in lawn with a spacious paved patio area to the side, perfectly designed to take full advantage of the beautiful views and enjoy a morning coffee and the evening sunset.

Boasting an enviable location that enjoys the best of rural living with city convenience in mind, Belfast city centre is a short commute away while Ballyhackamore and Forestside Shopping Centre are within a 10 minute drive. An excellent choice of easily accessible primary and secondary schools are located nearby.

## FEATURES

- Beautifully Presented Detached Bungalow Occupying A Superb Site With Stunning Views
- Spacious Lounge Open Through To The Dining Room
- Modern Fitted Kitchen Which Opens Out To The Living Area
- Three Excellent Sized Bedrooms Including The Principle Bedroom With Ensuite Shower Room
- Bathroom Fitted With A Modern White Suite
- Gas Fired Central Heating And Double Glazing
- Detached Garage With Storage Over – Potential To Convert To Granny Flat Or Home Office – Subject To Planning
- Well Maintained Gardens With Spacious Patio Area Enjoying Views Over Surrounding Countryside
- Within Close Proximity To Castlereagh, Ballyhackamore And Belfast City Centre And Convenient To Many Primary And Secondary Schools And Forestside Shopping Centre
- Perfect For The Growing And Established Families Or Those Wishing To Downsize

## **Entrance Hall**

Glazed PVC entrance door with matching side lights; engineered wood flooring; built-in storage cupboards; cloak cupboard; glazed double doors with Arabescato Orobico marble steps and sills, through to:-

## **Lounge / Dining Area**

**23'9 x 18'2 (7.24m x 5.54m )**

L shaped - maximum measurements

Wide board engineered wood flooring; corniced ceiling; recessed spotlights; glazed PVC double doors to outside; open through to:-

## **Living Area**

**24'2 x 7'11 (7.37m x 2.41m )**

Part wide board engineered wood flooring; part tiled floor; recessed spotlights; feature lantern window; glazed uPVC double doors to patio; beautiful views over the surrounding countryside.

## **Kitchen**

**15'6 x 9'10 (4.72m x 3.00m )**

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub sink unit with mono mixer taps; detachable tap head; integrated Hotpoint double electric oven; CDA 4 ring gas hob; extractor hood over; Hotpoint fridge/freezer; integrated dishwasher; Hotpoint washing machine; laminate worktops; tiled floor; raised and adjustable live edge wooden breakfast bar; recessed spotlights; Worcester gas fired boiler; motorised/rain sensitive sky light.

## **Bathroom**

**10'7 x 7'10 (3.23m x 2.39m )**

Modern white suite comprising P shaped bath with pillar mixer taps; Mira Vie electric shower unit and wall mounted telephone shower attachment; fitted glass shower screen; pedestal wash hand basin with mono mixer taps; close coupled WC; tiled floor and walls; towel radiator; recessed spotlights; corniced ceiling; extractor fan.

## **Bedroom 1**

**10'8 x 9'5 (3.25m x 2.87m )**

Maximum Measurements

Wood strip oak floor.

## **Bedroom 2**

**13'2 10'7 (4.01m 3.23m )**

Wide board engineered wood flooring; built-in wardrobe with mirrored sliding doors.

## **Principal Bedroom**

**12'8 12'3 (3.86m 3.73m )**

Engineered wood flooring; built-in wardrobe with mirrored sliding doors.

## **En-suite Shower Room**

**9'0 x 4'1 (2.74m x 1.24m )**

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; wall mounted wash hand basin with mono mixer taps and vanity unit under; close coupled WC; towel radiator; tiled floor and walls.

## **Outside**

Spacious driveway leading to the front, side and rear of the property.

**Detached Garage****28'7 x 13'5 (8.71m x 4.09m )**

Up and over door; PVC side door; light and power points; access to additional storage over.

**Gardens**

Enclosed rear gardens laid out in lawn; decorative gravelled and barked areas; paved patio area; stunning views over the surrounding countryside; outside lights and water tap; water and electric lines installed to the bottom of the garden, future proofing to further avail of the panoramic country views.

**Tenure**

Freehold

**Capital / Rateable Value**

£270,000. Rates Payable = £2349.00 Per annum (approx)

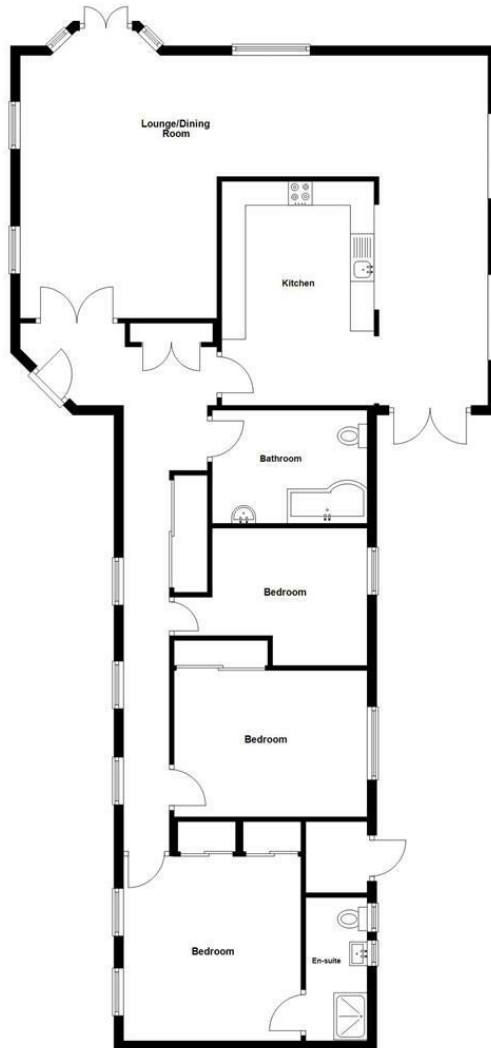






**Ground Floor**

Approx. 140.8 sq. metres (1515.4 sq. feet)



Total area: approx. 172.0 sq. metres (1851.3 sq. feet)



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

Comber  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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