

Tim Martin
co.uk



47 Drennan Road
Boardmills
Lisburn
BT27 6UR

Offers Around
£315,000

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SUMMARY

A spacious modernised country residence with a range of stables, stores, and a railed all weather sand school.

The property is set on a slightly elevated site and enjoys pleasing views over the surrounding countryside.

Internally, the accommodation has been tastefully presented and decorated and includes a generous drawing room and sitting room, integrated kitchen with AGA gas and electric range cooker, three good sized bedrooms including one at ground floor level, oil fired central heating and double glazing have been fitted, a modern contemporary bathroom completes this delightful home.

Externally a range of stables, tack/feed room, trailer and forage storage, ideal for those with equestrian interests and may well offer accommodation for a range of business opportunities.

The property is convenient to Lisburn, motorway network, airports and is an easy commute to Belfast.

FEATURES

- Spacious Modern Country Residence
- 3 Bedrooms With Built in Storage
- 2 Receptions
- Integrated Kitchen With AGA Gas & Electric Range Oven
- Oil Fired Central Heating
- Double Glazing
- Modern Contemporary Bathroom
- Range Of Stables, Tack Room, Trailer Parking & Forage Store
- All Weather Illuminated Sand School
- Convenient To Lisburn, Motorway Network, Airports And Belfast

ENTRANCE PORCH

Feature harlequin tiled floor; tongue and groove walls to dado rail.

SITTING ROOM 4.34m (14'3) x 3.96m (13')

Antique brick fireplace with slate hearth and timber beam mantle; cast iron enclosed stove; painted wood pannelled walls to dado rail; LED ceiling lighting; open tread staircase to first floor.

KITCHEN 4.24m (13'11) x 4.04m (13'3)

Glazed double Belfast sink; range of painted finish eye and floor level cupboards and drawers; formica worktops; space for range cooker; Rangemaster extractor hood and light over; plumbed for dishwasher; ceramic tiled floor and part tiled walls; LED lighting and under cupboard lighting.

DRAWING ROOM 8.05m (26'5) x 4.04m (13'3)

Brick finished inglenook fireplace with enclosed Charmwood stove on slate hearth; timber beamed ceiling and painted tongue and groove pannelled walls and window reveals; LED ceiling lighting and wall light; wood laminate floor; tv aerial connection point.



BEDROOM 1 4.45m (14'7) x 3.86m (12'8)

Three double built in wardrobes; corniced ceiling.

FIRST FLOOR LANDING

BEDROOM 2 4.29m (14'1) x 2.72m (8'11)

Painted wood pannelled walls to dado rail; LED ceiling lighting; two reading lights; vertical wall mounted radiator.

BEDROOM 3 4.93m (16'2) x 2.39m (7'10)

Maximum Measurements

Built in wardrobe with mirrored sliding door concealing pressurised hot water cylinder; tongue and groove pannelled wall.

BATHROOM 4.27m (14'0) x 2.08m (6'10)

Contemporary white suite comprising double end tub bath with wall mounted chrome mono mixer tap; floating vanity unit; fitted wash hand basin with chrome mono mixer tap and fitted drawers under; rectangular tiled shower cubicle with thermostatically controlled shower; rain and adjustable shower heads; fitted glass panel; ceramic tiled floor; chrome vertical wall mounted heated towel radiator; part tiled walls; 2 Keylite ceiling windows.

OUTSIDE

Twin entrances leading to decorative gravel drive with ample parking leading to a range of stables, tack room, covered trailer park and forage store.

LINED AND COVERED WELL

With original cow tail pump.

COVERED TRAILER PARK AND FOODER STORAGE

10.97m (36'0) x 4.65m (15'3) Maximum Measurements
LED light

OPEN FRONTED STORE 3.51m (11'6) x 1.73m (5'8)

TACK ROOM / FEED STORE

3.99m (13'1) x 3.33m (10'11)

STABLE 1 3.71m (12'2) x 3.61m (11'10)

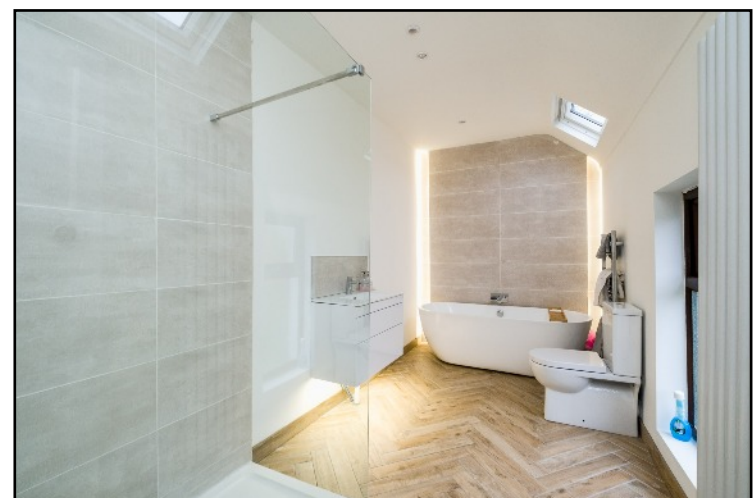
Hay rack; feed trough; light point.

STABLE 2 3.61m (11'10) x 3.61m (11'10)

Hay rack; feed trough; light point.

STABLE 3 3.81m (12'6) x 3.66m (12'0)

Hay rack; light point.



STABLE 4 3.4m (11'2) x 3.3m (10'10)

RANGE OF STORES INCLUDING:-

GARAGE 4.19m (13'9) x 4.04m (13'3)

Double doors; fluorescent light and power points; lofted area over; glazed Belfast sink; plumbed for washing machine; range of built in floor level cupboards.

STORE 3.99m (13'1) x 1.85m (6'1)

Old forage manger; light and power points.

STORE 3.99m (13'1) x 3.94m (12'11)

Double doors to rear; light point.

GARDENS

Mature gardens to rear laid out in lawns and planted with a selection of ornamental shrubs, a crazy paved patio over arched with rustic pergola and with double power points is tucked in one corner, a timbered deck in another corner completes the picture.

BOILER HOUSE Grant oil fired boiler.

FLOODLIT SANDSCHOOL 37m x 17m (approx) Enclosed with ranch fencing and illuminated with two lighting columns; sand/gravel surface.



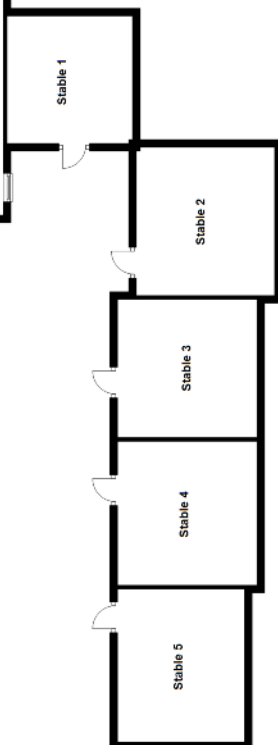
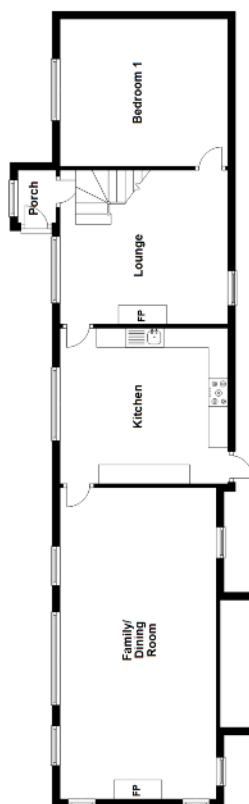
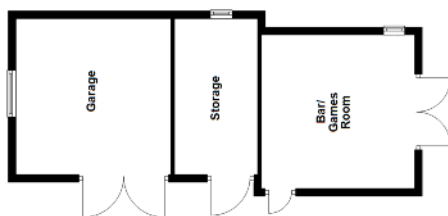




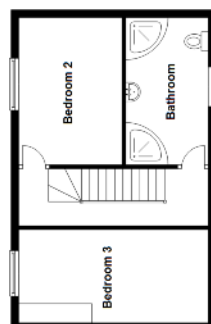
CAPITAL / RATEABLE VALUE

£195,000 Rates Payable = £1,507.94 per annum (approximately)

Ground Floor
Approx. 185.7 sq. metres (2067 sq. feet)



First Floor
Approx. 30.5 sq. metres (328.8 sq. feet)



Total area: approx. 235.2 sq. metres (2531.8 sq. feet)

For illustrative purposes only. Measurements are for guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

47 Drennan Road, Lisburn



Score	Energy rating	Current	Potential
32+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G	13 G	

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