

For Sale

Offers Around: £495,000

SimonBrien



8 Shelling Hill
Lisburn
County Down
BT27 5NZ

simonbrien.com



Simon Brien Residential are truly delighted to offer for sale this luxury detached family home of approximately 2350 sq.ft. on a spacious site enjoying a prime position at the end of an exclusive cul -de-sac in a delightful semi rural village setting only a few minutes drive from schools and amenities in Lisburn and Royal Hillsborough.

Internally this property is extremely well presented throughout and meets the modern needs of the growing family. The deceptive accommodation which centres around a magnificent open plan luxury kitchen with dining / living area, separate sitting room, dining room, lounge, utility room. The residence also benefits from five bedrooms, ensuite, contemporary family bathroom suite.

The private site on which it sits, helps highlight the spacious gardens with paved patio area & decked area, being ideal for summer entertaining. The integral garage helps create the additional storage most purchasers long for.

With all of these advantages being set in such a prime location, it finds itself convenient to many parts of the Province via the A1 and M1 motorway at Sprucefield and within easy reach of Lisburn and Belfast City Centre.

With such low maintenance and modern accommodation on offer, viewing is essential by contacting our South Belfast office on 028 9066 8888.



Accommodation

Reception Hall

Solid wood front door to reception hall with laminate wood floor

Cloakroom Downstairs

WC, low flush WC, pedestal wash hand basin, tiled floor, chrome heated towel radiator, low voltage recessed spot lighting

Lounge

19' x 13'1" (5.8m x 4m):

Laminate wood floor, Sandstone fireplace with gas fire, cornice ceiling

Dining Room

13'5" x 13'2" (4.1m x 4.01m):

Laminate wood floor

Kitchen

14'8" x 13'3" (4.47m x 4.04m):

Tiled floor, spotlighting, range of high and low level units, 'Hotpoint' under bench electric oven, granite worktops, island unit with power points and storage drawers, 'LANCANCHE' range style oven with 5 gas rings, stainless steel extractor fan, integrated full length fridge, 'NEFF' integrated dishwasher, twin Old Belfast sink, pull out bin

Utility Room

Tiled floor, range of high and low level units, stainless steel sink unit, plumbed for washing machine, space for tumble dryer

Integrated Garage

18'2" x 12'9" (5.54m x 3.89m):

Power and light, up and over electric door, oil fired boiler

Living/Dining Area

25'1" x 13'3" (7.65m x 4.04m):

Laminate wood floor, twin uPVC doors leading to patio, 'Morso' wood burning stove with granite step

Sitting Room

10'11" x 10'8" (3.33m x 3.25m):



**First Floor Landing**

Spotlighting, hotpress

Principle Bedroom

15' x 14'1" (4.57m x 4.3m):

Ensuite Shower Room

Ceramic tiled floor, low flush WC, pedestal wash hand basin with vanity unit, fully tiled shower cubicle, low voltage recessed spotlighting, velux window

Bedroom 2

13'11" x 9'2" (4.24m x 2.8m):

Bedroom 3

14'3" x 8'9" (4.34m x 2.67m):

Bedroom 4

13' x 8'9" (3.96m x 2.67m):

Bedroom 5

13' x 8'10" (3.96m x 2.7m): Laminate wood floor

Bathroom

Tiled floor, low flush WC, pedestal wash hand basin, large corner bath, seperate shower

Outside

Tarmac driveway with parking for four to five vehicles. Front garden in lawn. Enclosed rear garden in lawn enclosed by fence and mature trees. Paved sitting area and path. Raised timber decked sitting area, wooden shed, PVC oil tank and outside light and water tap



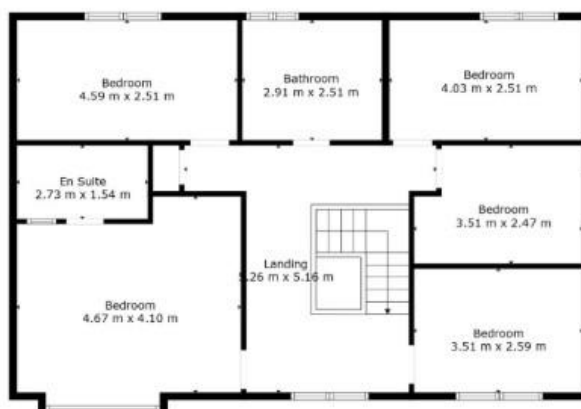
Special Features & Services

- Superb Detached Family Home Circa 2350 sqft On A Spacious Private Site
- Deceptively Spacious Entrance Hall With Plenty Of Natural Light
- Lounge with Feature Fireplace
- Luxury Fitted Kitchen With Granite Worktops Including Family Island & Lancanthe Range Oven Open Plan to
- Impressive Living / Dining Area Twin Upvc Doors to Patio With Wood Burning Stove
- Separate Dining Room & Sitting Room
- Five Bedrooms Including Master Ensuite Shower Room
- Luxury Four Piece Family Bathroom
- Utility Room & Cloakroom
- Beam vacuum system
- Located In A Highly Sought After Area Of Ravernet Close To Lisburn & Hillsborough
- Integral Garage
- Oil Central Heating And Upvc Oak Effect Double Glazed Windows
- A Perfect Home Presented To The Highest Of Standards

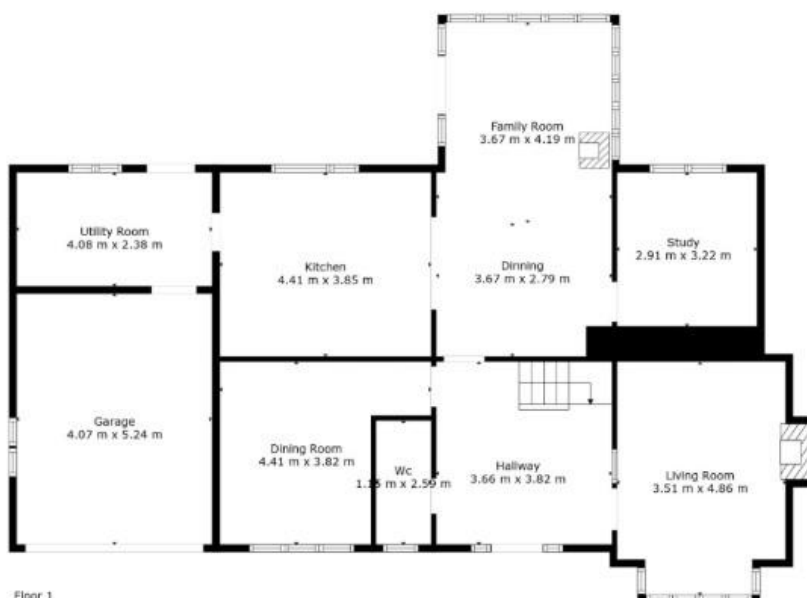








Floor 2



Floor 1

NEGOTIATOR

Robin Lyons (MNAEA)

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MORTGAGE ADVICE

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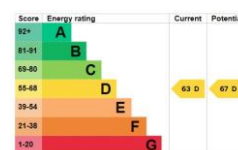
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SimonBrien



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