

simon**BRIEN**  
RESIDENTIAL

103 Mealough Road,  
Carryduff, BT8 8LT



Offers Over £895,000

Telephone 02890 668888  
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## KEY FEATURES

- Magnificent Detached Family Residence Extending To Approximately 6,500 Sq Ft Constructed In 2013
- Five Double Bedrooms Plus Study
- Three Gracious Reception Rooms Including Drawing Room, Dining Room And Living Room/Cinema Room
- Stunning Entrance Hall With Sweeping Staircase
- High Quality Handmade Kitchen With Excellent Range Of Integrated Appliances And Casual Living Area
- Luxury Family Bathroom, Two Ensuites, Additional Shower Room And Downstairs Cloakroom
- Gas Fired Central Heating (Under Floor) And Additional Air Source Heat Pumps
- Sliding Sash Double Glazed Windows
- Alarm System Installed And Wired For Surround Sound
- External Security Lighting
- Central Vacuum System And Air Circulation System
- Site Extends To Approximately 2 Acres Including Landscaped Formal Gardens And Kids Play Area
- Enclosed Rear Courtyard Leading To Double Garage
- Unrivalled Standard Of Finish/Presentation Throughout
- Popular And Convenient Semi-Rural Location Close To Belfast, Lisburn And Carryduff As Well As Local Amenities, Schooling And Transport Routes
- Viewing Strictly By Private Appointment



## SUMMARY

Approached by a sweeping driveway through electric gates and set on a magnificent site, this immaculate detached family residence, which was constructed approximately 5 years ago, is sure to impress even the most discerning of purchasers.

No expense has been spared by the present owners in terms of the level of finish and specification with a magnificent kitchen, high quality fireplaces in the reception areas, porcelain tile flooring and luxury bathroom and ensuite, with interiors by Canavan's throughout.

The accommodation which extends to approximately 6,500 sq ft comprises five generous bedrooms plus study, together with three formal reception rooms, stunning entrance hall, principal family bathroom, two ensuite, additional shower room and outstanding open plan kitchen/living/dining area which is undoubtedly the focal point of this stunning property.

Externally the formal gardens are beautifully maintained and manicured extending to approximately 2 acres with a large courtyard area, generous parking and detached double garage.

Ideally located some 20 minutes from Belfast city centre the property has all the benefits of its rural surroundings and is yet only a short drive from other surrounding towns including Saintfield and Lisburn, many local schooling, churches, shopping and recreational amenities.

Viewing is strictly by private appointment through our Lisburn Road office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

**31' 8" x 15' 8" (9.65m x 4.78m)**

Hardwood door to entrance hall with glazed side panels. Porcelain tiled floor from David Scott Tiles. Panelled walls.

#### LIVING ROOM/CINEMA ROOM:

**19' 4" x 17' 4" (5.89m x 5.28m)**

Attractive feature sandstone fireplace with gas fire. Solid walnut flooring. Range of built-in cupboards and shelving. Low voltage lighting.

#### DRAWING ROOM:

**24' 6" x 18' 6" (7.47m x 5.64m)**

Attractive feature sandstone fireplace with open fire. Solid walnut flooring.

#### DINING ROOM:

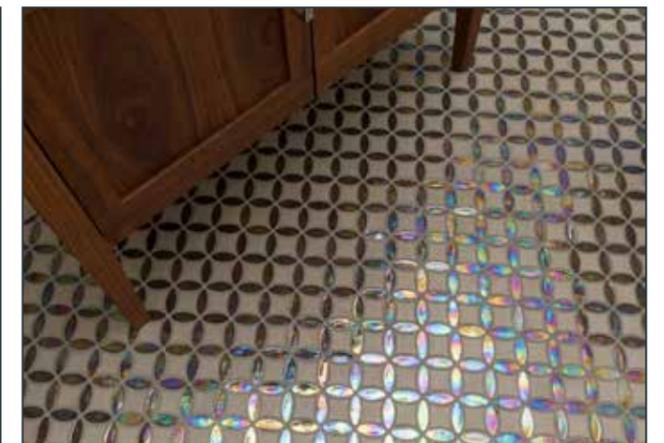
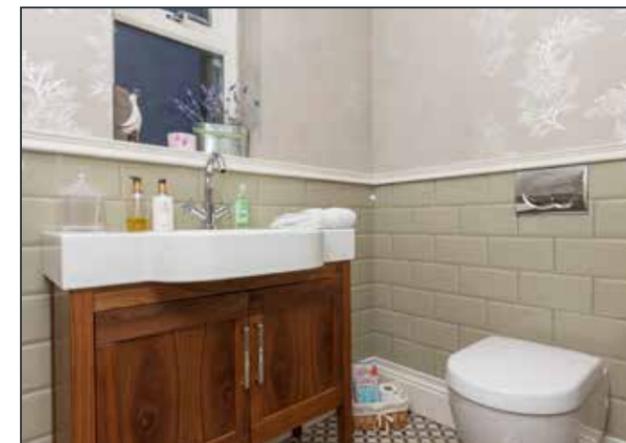
**26' 8" x 15' 6" (8.13m x 4.72m)**

Gas stove. Solid walnut flooring. Feature vaulted ceiling. Doors to garden.

Off the inner hallway...

#### CLOAKROOM:

Low flush WC. Wash hand basin and vanity unit. Part wall tiling. Tiled floor. Additional cloaks storage.





**KITCHEN WITH CASUAL LIVING AREA:**  
**27' 8" x 21' 10" (8.43m x 6.65m)**

In the kitchen:  
 Excellent range of high and low level units. Central island unit with inset sink and granite worktops. Recess for range cooker and American style fridge/freezer. Integrated oven and coffee machine. Integrated dishwasher. Gas fire. Porcelain tiled floor. Breakfast bar area. Open to...

**SNUG:**  
**15' 0" x 8' 0" (4.57m x 2.44m)**

**UTILITY ROOM:**  
**12' 6" x 9' 0" (3.81m x 2.74m)**

Range of high and low level units. Integrated 1.5 tub single drainer sink unit. Granite worktops. Porcelain tiled floor. Plumbed for washing machine.

**GUEST BEDROOM:**  
**13' 0" x 10' 6" (3.96m x 3.2m)**

**ENSUITE:**  
 Fully tiled curved shower enclosure. Low flush WC. Wash hand basin and vanity unit. Fully tiled walls and floor.



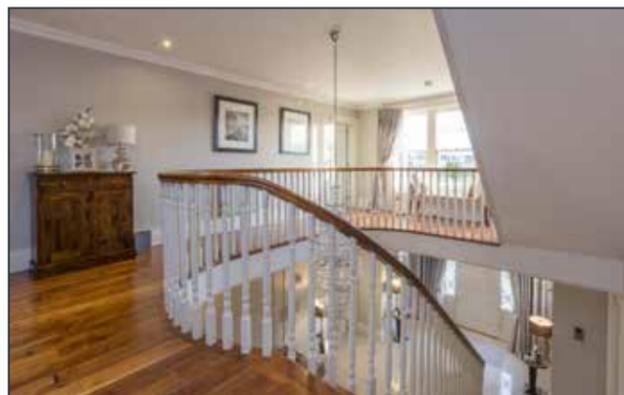
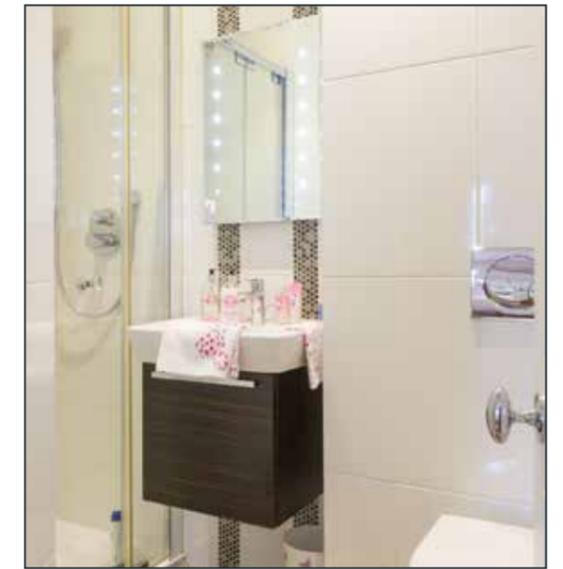


**BEDROOM (2):**  
**18' 7" x 12' 7" (5.66m x 3.84m)**

Range of fitted wardrobes. Walnut flooring.

**BEDROOM (3):**  
**12' 8" x 11' 10" (3.86m x 3.61m)**

**ENSUITE:**  
 Spacious shower enclosure with telephone hand shower and watering can shower head. Concealed WC. Wash hand basin with vanity unit. Fully tiled walls and floor.



**FIRST FLOOR**  
**MASTER BEDROOM:**  
**18' 6" x 14' 11" (5.64m x 4.55m)**  
 Solid walnut floor.

**DRESSING ROOM:**  
**8' 3" x 7' 0" (2.51m x 2.13m)**  
 Range of fitted units. Access to balcony.

**ENSUITE:**  
 Spacious shower enclosure with telephone hand shower and watering can shower head. Concealed WC. Twin wash hand basin with vanity unit. Fully tiled walls and floor.



**BATHROOM:**  
**13' 0" x 8' 10" (3.96m x 2.69m)**

Walkthrough shower enclosure with telephone hand shower and watering can shower head. Freestanding bath with mixer taps and telephone hand shower. Low flush WC. Wash hand basin with vanity unit. Granite surround.



**SECOND FLOOR**

**BEDROOM (4):**  
**18' 7" x 13' 10" (5.66m x 4.22m)**

Range of fitted robes. Access to eaves storage.

**BEDROOM (5)/STUDY:**  
**18' 7" x 13' 10" (5.66m x 4.22m)**

Range of fitted robes. Access to eaves storage.

**BATHROOM:**

Freestanding bath, telephone hand shower, mixer taps. Shower enclosure. WC. Wash hand basin and vanity unit.



**OUTSIDE**

**DETACHED GARAGE:**  
**28' 5" x 17' 8" (8.66m x 5.38m)**

Access from inner courtyard.

Site is accessed through electric gates with sweeping driveway. Generous parking facilities. 2 acre site in total with lawns, shrubs, flower beds, mature trees and childrens play area.

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/A/18/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	72	73
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9806-8756-9739-1990-2823

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