

simonBRIEN
RESIDENTIAL

**1 Beltree Manor,
Lisburn, BT28 3TL**



Offers Around £350,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- A Most Impressive And Well Appointed Detached Residence Occupying A Prime Setting Within This Exclusive Gated Development Of Only Three Detached Homes Convenient To Belfast And Lisburn
- Entrance Hall With Solid Walnut / Titanium Top Layer Floor / Cloak Room With Low Flush Suite
- Spacious Lounge
- Separate Family Room
- Sunroom
- Luxury Fitted Kitchen And Dining Area With Range Of Units
- Utility Room
- Five Good Sized Bedrooms (Master With Luxury Shower Room Ensuite)
- Bathroom With White Suite To Include Bath And Shower Cubicle
- Detached Garage
- Parking Area Accessed By Double Gates And Pedestrian Gate
- South Facing Garden With Wonderful Views And Sitting Areas
- Gas Fired Central Heating System
- Black Wood Grain Effect PVC Double Glazed Windows And Patio Doors
- A Truly Superb Family Home Enjoying An Exclusive And Convenient Location



SUMMARY

This superb detached family home is one of only three within this exclusive gated development on the periphery of Lisburn and Belfast city centre. The location will hold serious interest for those not only seeking convenience to Lisburn with links to excellent shopping, schooling and local amenities, but also those who commute to Belfast.

The accommodation is beautifully proportioned throughout extending to over 2,400 Sq Ft. The property provides enough space for all the family to enjoy and comprises of five bedrooms, two reception rooms plus sunroom, kitchen open plan to dining area, utility room, ensuite, main bathroom, detached garage, and enclosed gardens to front, side, and rear.

All in all this is a high quality family home, and one that is sure to impress upon internal inspection. To arrange a viewing please contact our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

Solid wooden front door leading to:

RECEPTION HALL:

Solid walnut floor with Titanium top layer.



DOWNSTAIRS WC:

Low flush WC. Pedestal wash hand basin. Solid walnut floor with Titanium top layer.

LIVING ROOM:

22' 6" x 12' 9" (6.87m x 3.89m)

Hole-in-wall fireplace with gas fire. Solid walnut floor with Titanium top layer. Double doors to:

SUN ROOM:

16' 1" x 13' 5" (4.89m x 4.09m)

Double doors leading to outside. Ceramic tiled floor.



FAMILY ROOM:
14' 4" x 11' 9" (4.38m x 3.59m)

Laminate wooden floor.

KITCHEN / DINING AREA:
19' 5" x 11' 4" (5.93m x 3.45m)

Range of high and low level units with granite work surfaces. Old Belfast sink. Rangemaster. 5 ring gas cooker. 'Neff' integrated dishwasher. Ceramic tiled floor. Low voltage spotlights.

UTILITY ROOM:

'Miele' washing machine. Space for dryer. PVC double glazed door leading to outside.



FIRST FLOOR

LANDING:

Access to roof space.

PRINCIPAL BEDROOM:

16' 1" x 11' 6" (4.90m x 3.51m)

Magnificent views.

ENSUITE SHOWER ROOM:

Fully tiled double walk-in shower with rainhead attachment. Low flush WC. Pedestal wash hand basin with vanity unit. Tiled floor.

BEDROOM (2):

19' 4" x 8' 10" (5.88m x 2.69m)



BEDROOM (3):

14' 1" x 11' 3" (4.29m x 3.42m) (Green bed)

BEDROOM (4):

11' 3" x 10' 5" (3.42m x 3.17m) (Blue wall)

Magnificent views.

BEDROOM (5):
14' 4" x 11' 10" (4.38m x 3.60m)

(red/yellow wall)

BATHROOM:

Freestanding bath. Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Ceramic tiled floor.





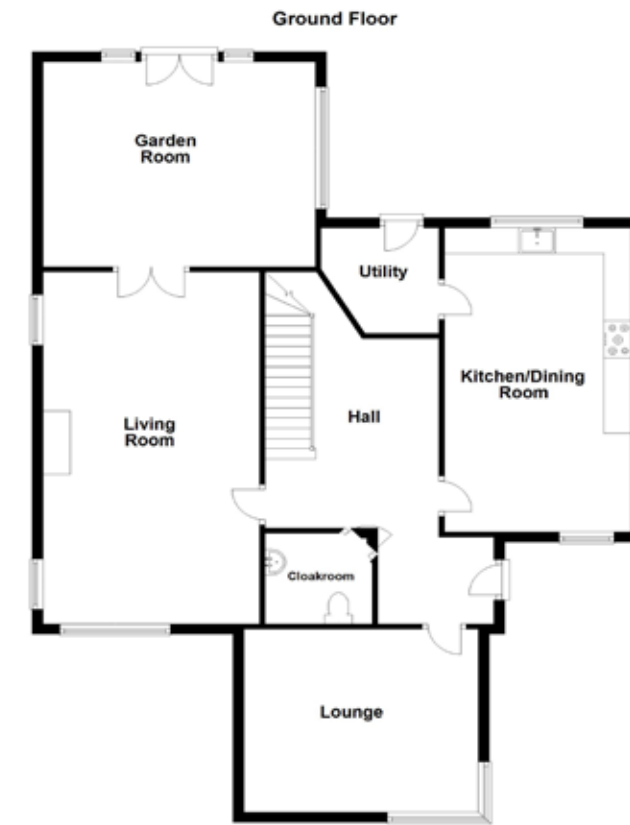
OUTSIDE

Electric gates to development of three detached houses. Front, side and rear gardens in lawns. Gates to driveway parking for several vehicles. Two raised decked sitting areas which are south facing and have magnificent view overlooking countryside.

DETACHED GARAGE:

14' 4" x 10' 6" (4.38m x 3.19m)

Roller shutter door. Power and light.



This plan is for illustrative purposes only, and should not be relied upon.
Plan produced using PlanUp.

1 Belltree Manor, Lisburn



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



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: RL/I/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	66	72
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9290-0621-7200-6003-6206

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