

simon**BRIEN**  
RESIDENTIAL

6 Lakeland Manor,  
Annahilt, Hillsborough, BT26 6RE



Asking Price £205,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- An Excellent Detached Villa Occupying A Pleasant Tranquil Setting Within This Ever Popular Residential Development
- Four Bedrooms And Three Well Appointed Reception Rooms
- Lounge With Reclaimed Brick Fireplace And Wood Burning Stove
- Separate Dining Room Open Plan To Sunroom With Patio Doors To Rear Garden
- Modern Fitted Kitchen With Integrated Appliances And Granite Worktops
- Utility Room And Separate WC
- Oil Fired Central Heating
- UPVC Double Glazed Windows
- Detached Garage
- Front And Rear Gardens Laid In Lawns And Paved Patio Area
- Convenient To Annahilt, Hillsborough, Lisburn And Ballynahinch
- Early Inspection Is Advised



## SUMMARY

This attractive detached family home is exceptionally well located in the County Down village of Annahilt, enjoying all the attributes of peaceful rural living yet is only a short drive to the popular village of Hillsborough, with Belfast, Lisburn and Ballynahinch all within comfortable commuting distance.

Lakeland Manor is a much sought after development of high quality homes ideally suited to the growing family in today's market. This particular home has exceptionally well laid out accommodation presented to a high standard throughout and providing four bedrooms, three reception rooms, together with high quality kitchen, modern bathroom and ensuite.

Externally, the property benefits from fully enclosed rear garden with detached garage and generous driveway parking.

Viewing of this superb home is by private appointment through our South Belfast office on 028 9066 8888.





## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

UPVC double glazed entrance door. Tiled floor.

#### DOWNSTAIRS WC:

White suite. Low flush WC. Pedestal wash hand basin. Tiled floor.



#### LOUNGE:

**21' 1" x 14' 4" (6.43m x 4.37m)**  
**(at widest points)**

Feature reclaimed brick fireplace with wood burning stove and slate hearth. Bay window. Solid maple floor.

#### DINING ROOM:

**14' 4" x 13' 8" (4.37m x 4.17m)**  
**(at widest points)**

Solid maple floor. Open plan to sun room.

#### SUN ROOM:

**12' 7" x 11' 7" (3.84m x 3.53m)**

Recessed lights. French doors to garden.

#### FITTED KITCHEN:

**10' 5" x 10' 4" (3.18m x 3.15m)**

Excellent range of high and low level units. Glazed display cabinets. Twin stainless steel sink units with mixer taps. Belling range cooker. Kenwood dishwasher. Solid granite work surfaces. Tiled floor. Recessed lights. Stainless steel and glass extractor fan.

#### UTILITY ROOM:

**7' 6" x 6' 11" (2.29m x 2.11m)**

Oil fired boiler. Range of cupboards. Plumbed for washing machine. Tiled floor. Solid granite work surfaces.

### FIRST FLOOR

#### LANDING:

Hot press. Access to roof space.

#### MASTER BEDROOM:

**12' 5" x 12' 0" (3.78m x 3.66m)**

Wall to wall range of fitted wardrobes.

#### ENSUITE BATHROOM:

White suite. Large shower cubicle with PVC wall panelling. Pedestal wash hand basin. Low flush WC. Tiled walls. Recessed lights. Extractor fan.

#### BEDROOM (2):

**14' 5" x 10' 6" (4.39m x 3.2m)**



**BEDROOM (3):**  
10' 6" x 10' 5" (3.2m x 3.18m)

**BEDROOM (4):**  
8' 5" x 7' 10" (2.57m x 2.39m)

Range of fitted furniture.

**MODERN BATHROOM:**

White suite. Tiled shower cubicle with Triton electric shower. Corner bath with mixer tap and shower attachment. Pedestal wash hand basin. Low flush WC. Part tiled walls. Chrome heated towel rail.

**OUTSIDE**

Front garden in lawn. Pebbled driveway with space for up to three vehicles. Enclosed private brick paved rear garden, raised beds and shrubs.

**DETACHED GARAGE:**  
18' 3" x 11' 8" (5.56m x 3.56m)

Light and power.



# 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: RL/B/20/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		73
D 55-68	65	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9868-0122-7130-1086-1902

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.