

**1 Boomhall Park,  
Derry / Londonderry, BT48 7BF**



**Asking Price £595,000**

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



## KEY FEATURES

- Magnificent Detached Family Residence Constructed 1999
- Beautifully Proportioned & Exceptionally Well Presented Accommodation Extending To 5,000 Sq Ft
- Five Bedroom / Five Reception Rooms
- Magnificent Fully Fitted Kitchen With A Range Of Appliances
- Family Bathroom / Two Ensuities / Plus Downstairs Cloakroom
- Oil Fired Central Heating / Double Glazing
- Magnificent Pool House With Gym
- Beautiful Mature Plot With Extensive Manicured Grounds & Views Over The River Foyle
- Generous Driveway Parking
- Additional Site Within The Grounds Of Approximately 2 Acres With Full Planning For 2,000 Sq Ft Dwelling (Available By Separate Negotiation)
- Building Site Available By Separate Negotiation
- Popular & Convenient Location In One Of The Towns Most Desirable Residential Addresses



## SUMMARY

We are delighted to offer for sale this substantial detached family residence, constructed in 1999 with beautifully proportioned, and well presented accommodation extending to 5,000 Sq Ft.

The property is approached by a sweeping driveway, and has internal accommodation providing a magnificent layout of five bedrooms, five reception rooms, together with high quality fittings throughout, including a superb kitchen, bathroom, and ensuite facilities. In addition, the property is positioned on a beautiful site, with generous gardens, views over the River Foyle, with a substantial pool house with gym.

The location is exceptional in one of the areas most sought after areas, close to all local amenities, schooling, and main transport routes.

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



## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE PORCH:**  
8' 6" x 8' 0" (2.59m x 2.44m)

**ENTRANCE HALL:**





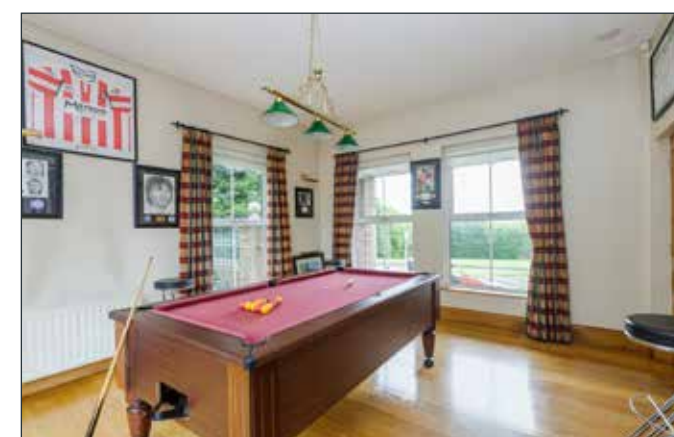
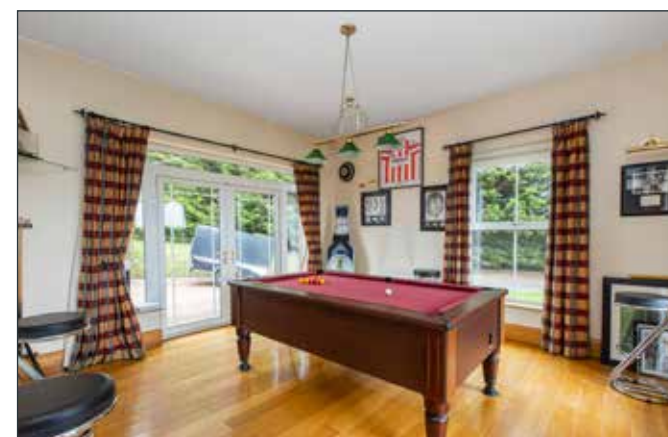
**DOWNSTAIRS WC:**  
6' 4" x 6' 0" (1.93m x 1.83m)

**CLOAKROOM:**  
3' 0" x 2' 4" (0.91m x 0.71m)

**LIVING ROOM:**  
20' 6" x 14' 10" (6.25m x 4.52m) (into bay)  
Feature fireplace with gas fire. Oak flooring.

**DRAWING ROOM:**  
20' 6" x 14' 10" (6.25m x 4.52m) (into bay)  
Feature marble fireplace. Oak flooring.

**GAMES ROOM:**  
15' 0" x 13' 10" (4.57m x 4.22m)







**KITCHEN:**  
15' 3" x 12' 0" (4.65m x 3.66m)

Excellent range of high and low level maple units with granite work surfaces. Island unit. Range of quality appliances. Feature glass block wall. Porcelain tiled floor. Open plan to:

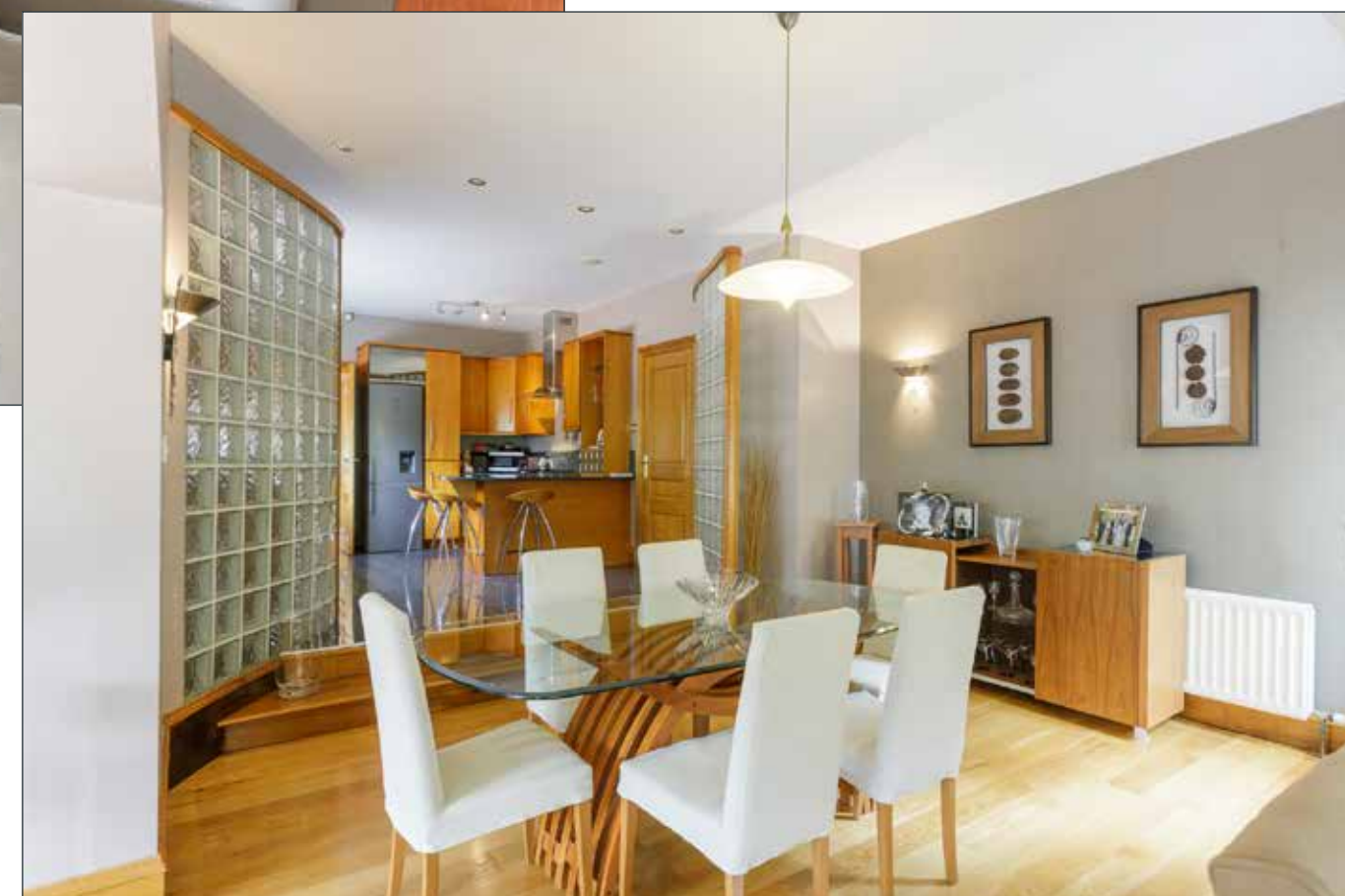
**DINING AREA:**  
14' 6" x 12' 6" (4.42m x 3.81m)

Oak flooring.

**BAR AREA:**  
27' 3" x 18' 0" (8.31m x 5.49m)  
(at widest points)

**UTILITY ROOM:**  
12' 2" x 9' 8" (3.71m x 2.95m)

**STUDY:**  
14' 0" x 10' 2" (4.27m x 3.1m)







## FIRST FLOOR

### LANDING:

Magnificent bespoke Oak staircase leading to spacious gallery landing with Oak handrails and spindles.

### FAMILY BATHROOM:

Large jacuzzi bath. High flush WC. Wash hand basin. Shower enclosure. Quality tiling throughout.

### BEDROOM (1):

18' 2" x 14' 2" (5.54m x 4.32m)

### DRESSING ROOM:

9' 0" x 9' 0" (2.74m x 2.74m)

### ENSUITE SHOWER ROOM:

Shower room with quality tiling.

### SHOE CUPBOARD:

5' 0" x 4' 0" (1.52m x 1.22m)

### BEDROOM (2):

14' 0" x 10' 6" (4.27m x 3.2m)

### BEDROOM (3):

14' 6" x 12' 2" (4.42m x 3.71m)

### BEDROOM (4):

16' 0" x 12' 0" (4.88m x 3.66m)

### ENSUITE SHOWER ROOM:

11' 6" x 4' 0" (3.51m x 1.22m)

### BEDROOM (5):

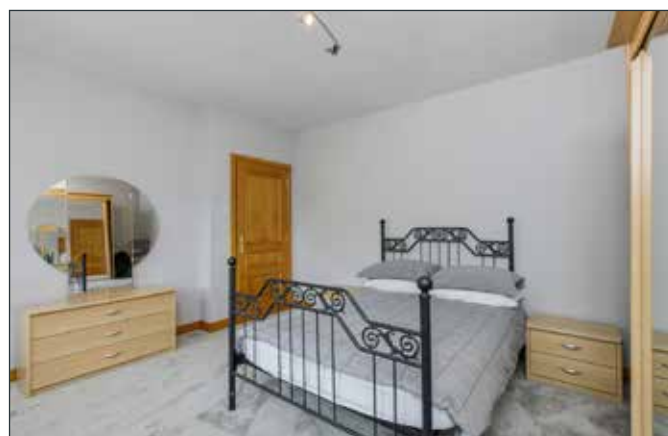
20' 6" x 14' 10" (6.25m x 4.52m)

### BATHROOM:

13' 2" x 12' 0" (4.01m x 3.66m)











#### OUTSIDE

Large mature plot with extensive manicured lawns bordered by mature trees, sweeping driveway to front from pillared entrance. Substantial steps to front of dwelling with flower beds and feature lighting.

Drive around driveway leading to rear dwelling with extensive parking.

Plans are available for a proposed boat house to rear.

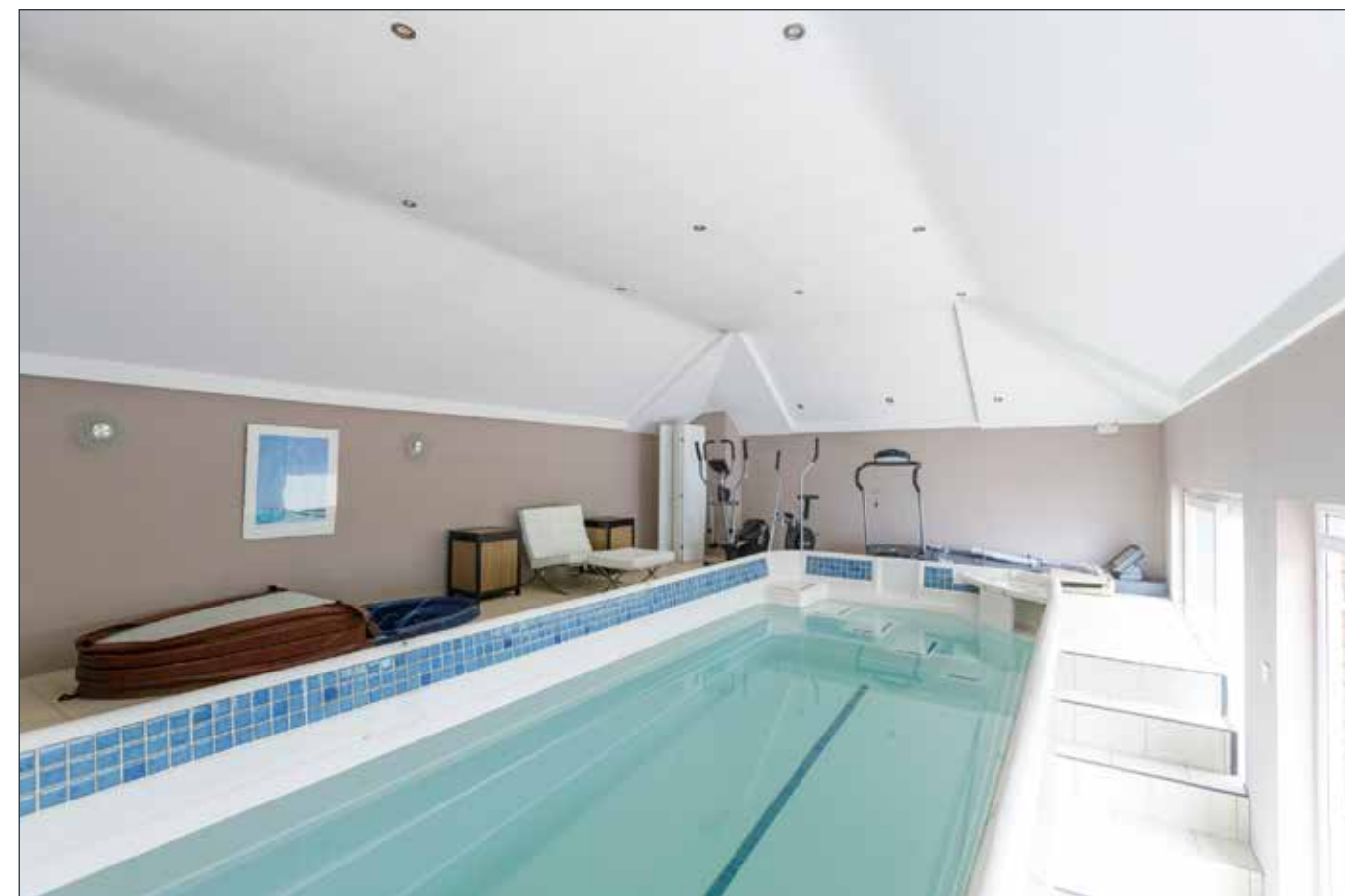
There is a site of approximately 0.2 acres with full planning consent for a 2,000 Sq Ft dwelling.

#### POOL HOUSE:

**29' 0" x 18' 0" (8.84m x 5.49m)**

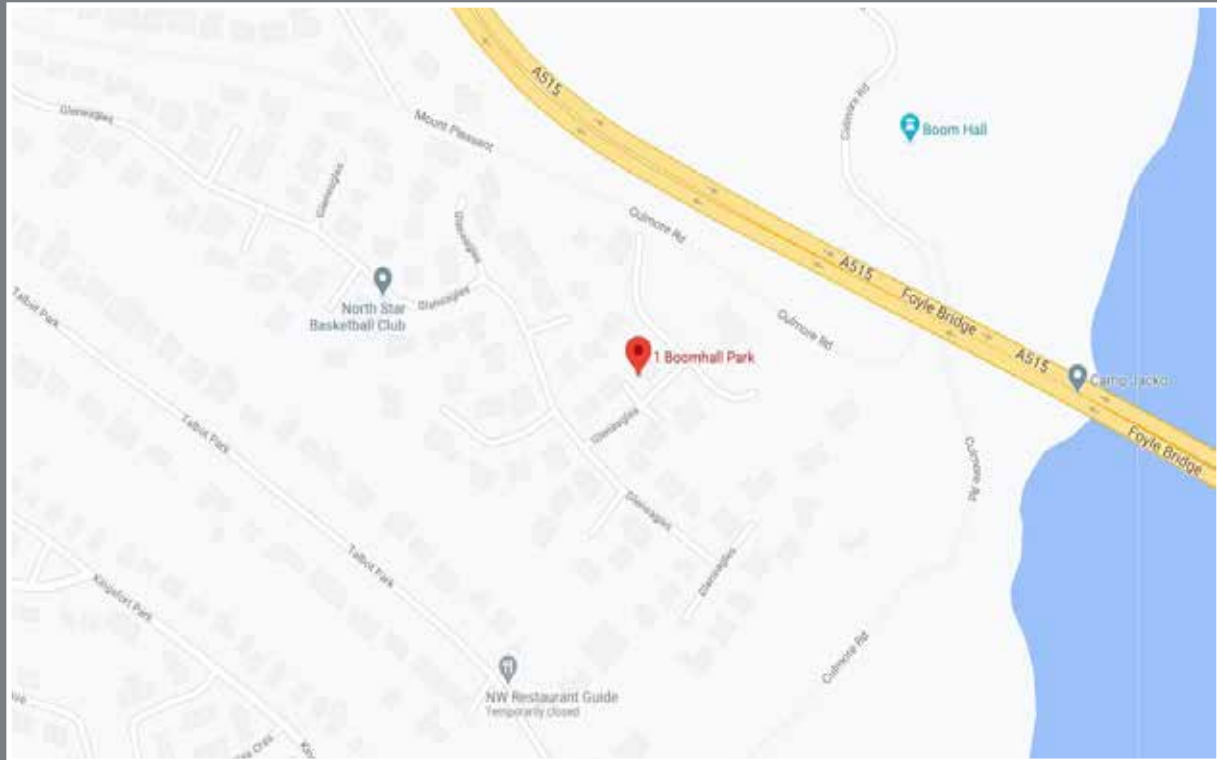
Wave pool. Gym with equipment.







# 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/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	59	68
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 9109-7356-1929-5600-3143

**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)

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