

simonBRIEN
RESIDENTIAL

New Build between 206-208 Hillhall Road,
Lisburn, BT27 5JQ



Offers Around £1,100,000

Telephone 02890 668888
www.simonbrien.com

FEATURE POINTS

Exceptional Bespoke New Build Detached Family Home extending to 4487 sq ft
Generous PC Sums to Finish the Property to Purchaser's Own Taste
Five Double Bedrooms [Three with Dressing Rooms]
Three Ensuite Shower Rooms and Two Bathrooms
Open Plan Kitchen/Living/Dining
Additional Sitting Room and Family Room
Utility Room and Boot Room
Car Port
Generous Site extending to 0.4 acre
Beautiful Location on periphery of periphery of Lisburn and Belfast
Good Catchment area for Leading Schools
Site Visit by Private Appointment

SPECIFICATION

Internal Finishes

- Tiling to kitchen, utility, halls, bathroom floors and shower enclosures
- Carpet flooring to bedrooms
- Engineered painted shaker style doors with painted square edge skirting and architrave
- Oak/metal stair case with glazed balustrade
- Oil fired central heating with underfloor heating system
- White ceilings and one colour to walls throughout

External Finishes

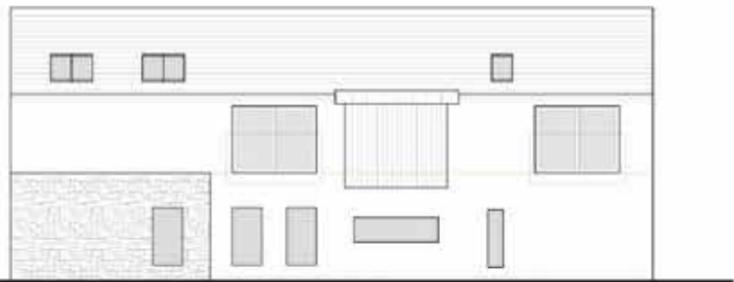
- Painted render finish to plastered areas
- Natural stone cladding to external walls
- Natural Slate to roof
- Wood effect cladding to fascades
- Standing seam metal finish to flat roofs
- Square edged concrete kerbs to garden edge
- Bitmac finish to driveway and surrounding house
- Timber fencing to boundary with hedging planted
- Gardens sown in grass
- Laurel hedge to boundary
- Entrance gates with electronic access
- Aluminium double glazed windows and doors
- Aluminium gutter and downpipes
- Perimeter wall with pillars
- Electronic gates with GSM intercom



SITE ONE ELEVATIONS



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



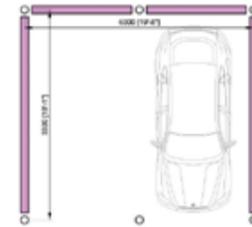
NORTH WEST ELEVATION

FINISHES SCHEDULE

Walls	sand/cement render
Windows/Doors	Aluminium
Roof	Neutral Slate
Outlets	Aluminium

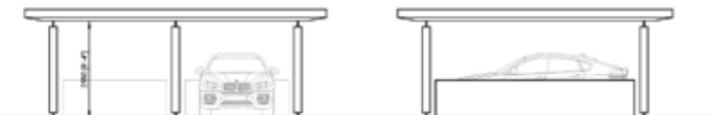


Client & Project Details	Mr. Noel Adams	Site	Exclosure - Site 1
Proposed 2no. Infill Dwellings	Besteen 202+208, Hillhall Rd	Project No.	387/17
Besteen 202+208, Hillhall Rd	Uisburn	Date	Aug 2017

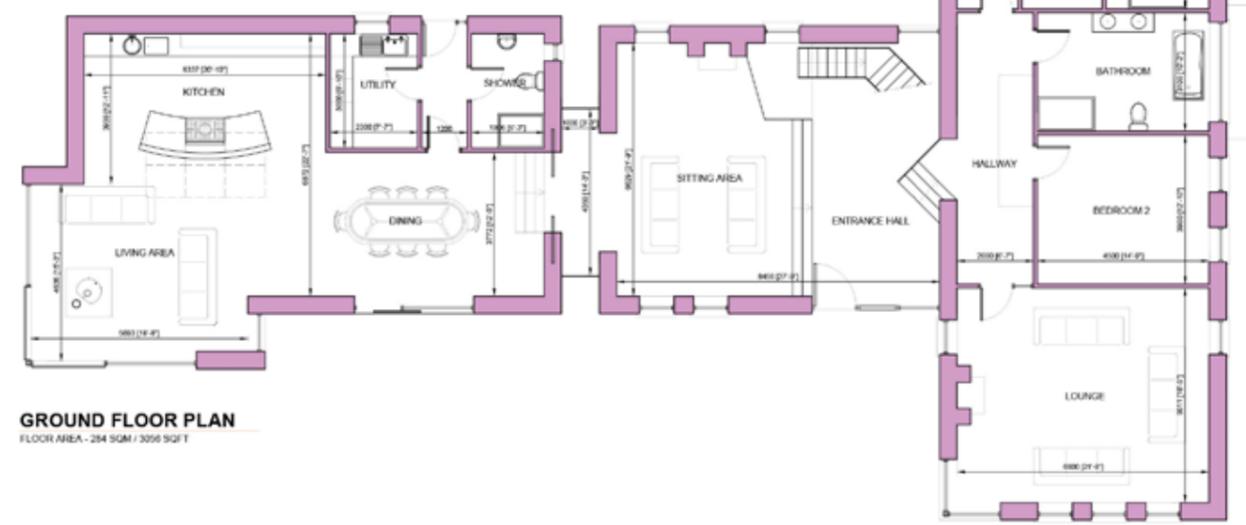


FINISHES SCHEDULE

Walls	sand/cement render
Roof	Sedum Green roof
Outlets & Doors	Aluminium



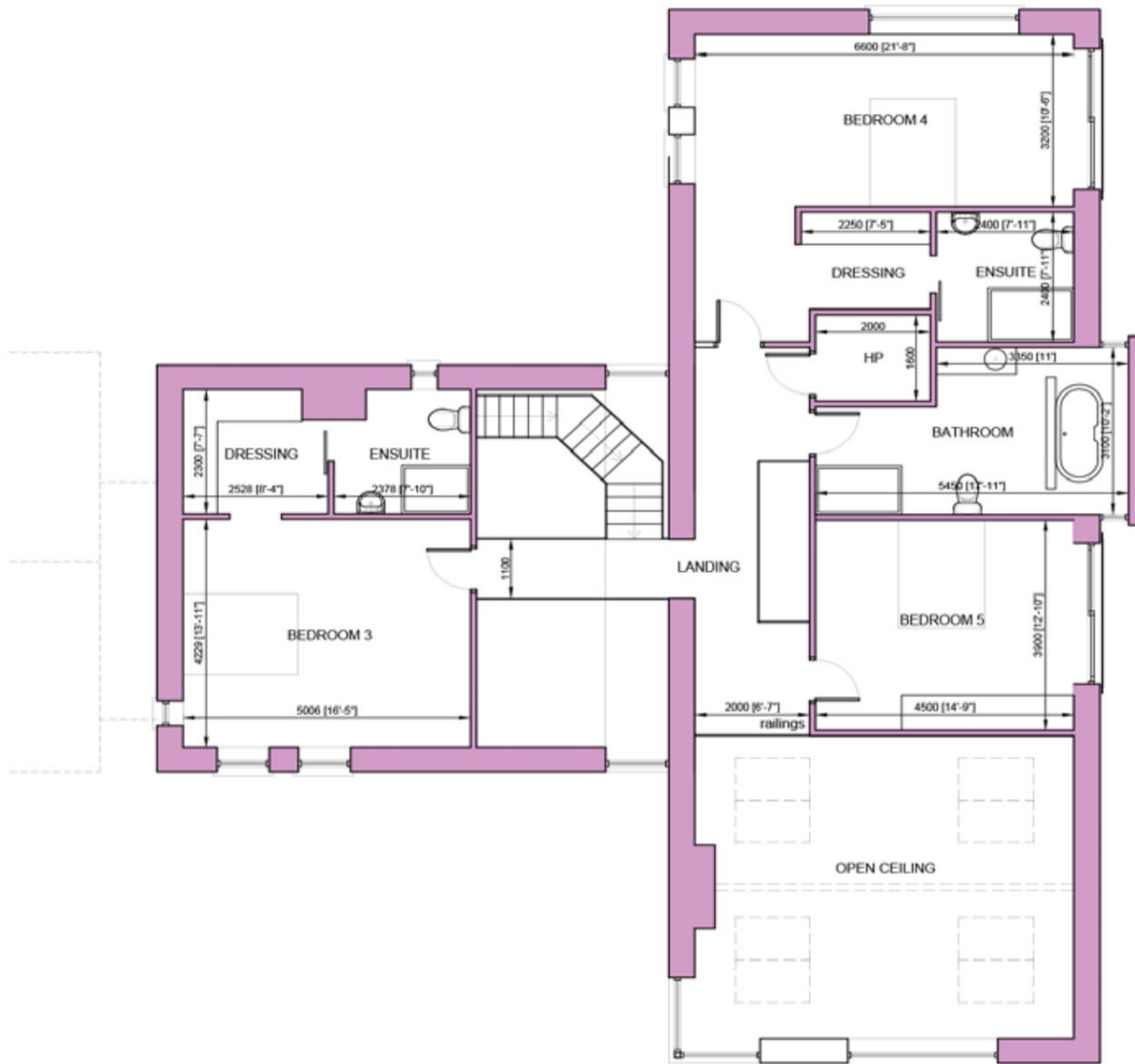
CAR PORT PLAN & ELEVATIONS



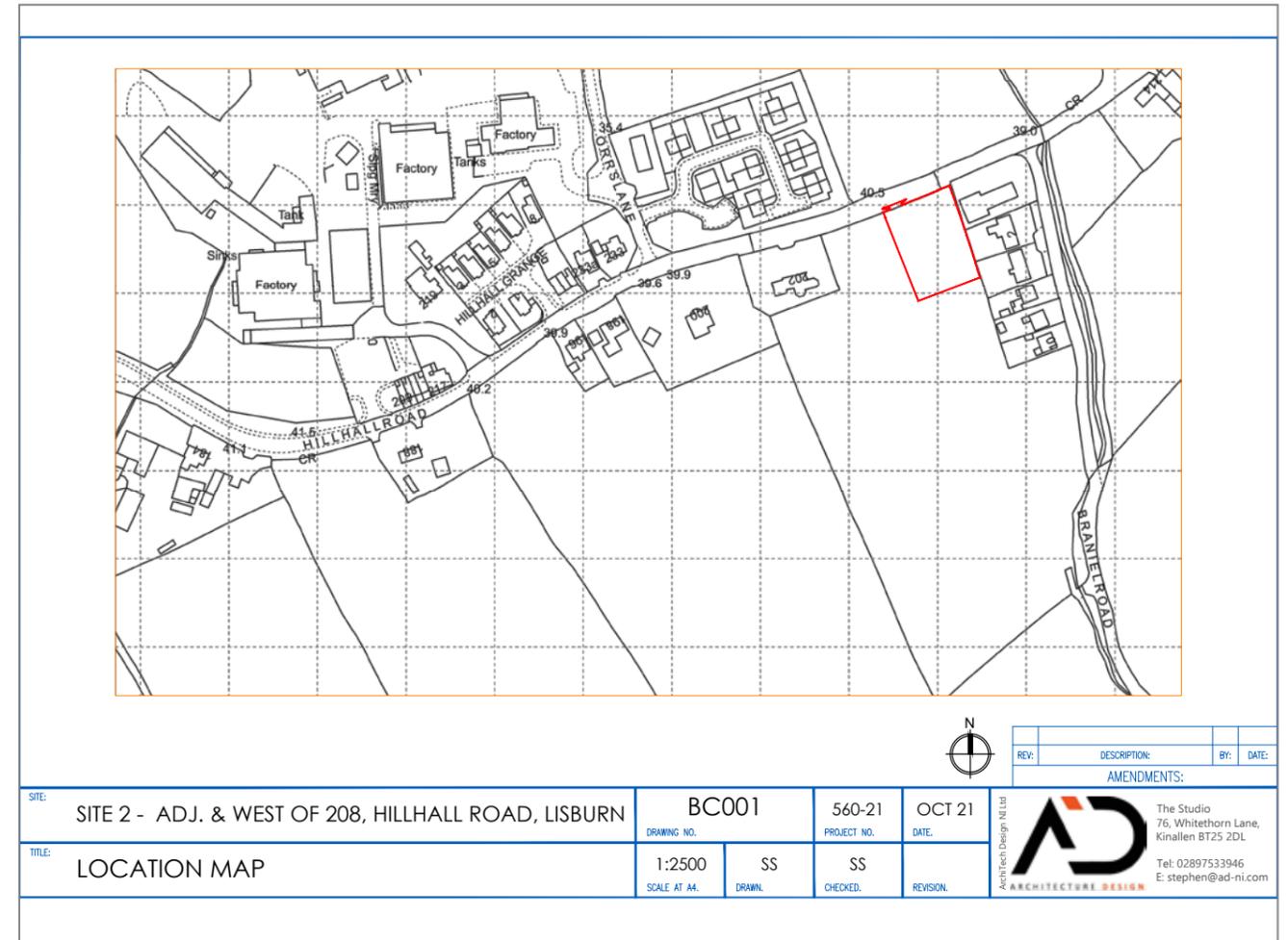
GROUND FLOOR PLAN
FLOOR AREA - 284 SQM / 3056 SQ FT

REV 0 MAR 2019 CLIENT REVISIONS
REV A OCT 2017 CLIENT REVISIONS

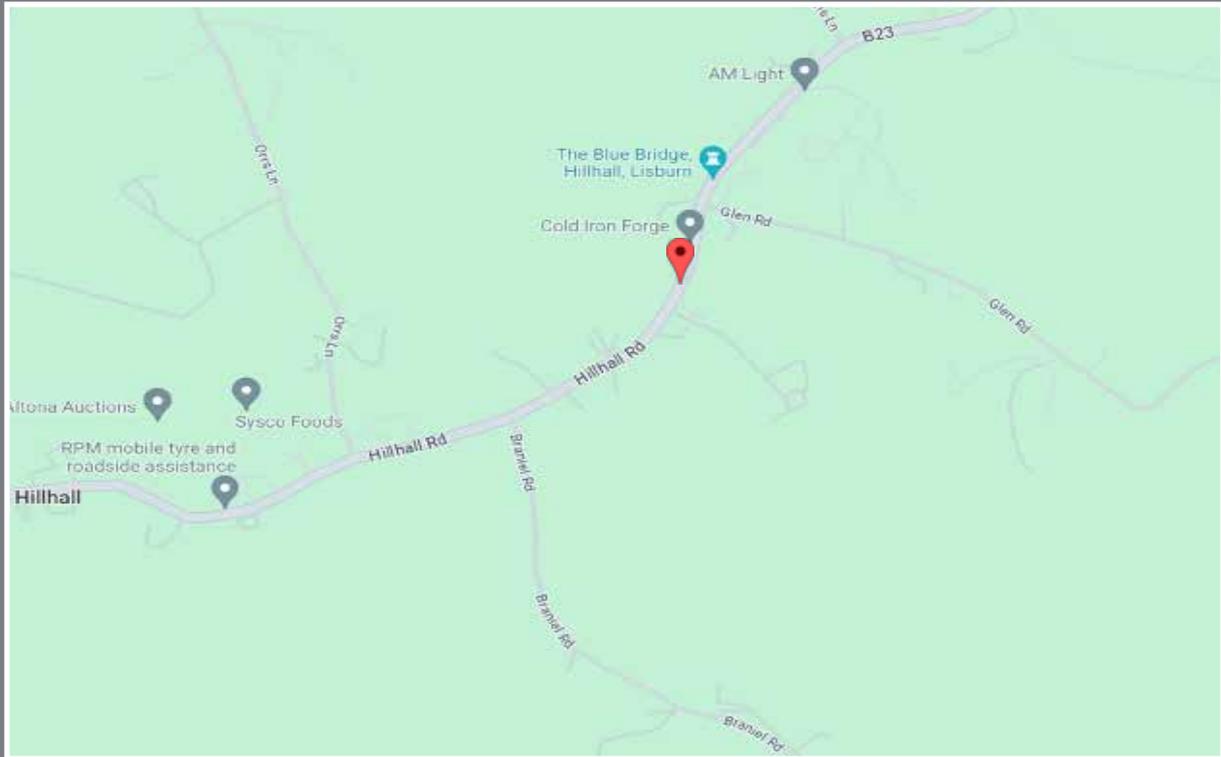
<p>76, Whitehorn Lane, Kildare, BT25 2DL Tel: 02897 537946 Email: stephen@rchilechdesign.com</p>	CLIENT & PROJECT DETAILS	Site	Floor Plans - Site 1
	Mr. Noel Adams	Project No.	387/17
	Proposed 2no. Infill Dwellings	Date	Aug 2017



FIRST FLOOR PLAN
FLOOR AREA - 133 SQM / 1431 SQFT



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: ML/C/24/SD



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