



## 18A LISSUE ROAD, LISBURN, BT28 2SZ

- A Most Impressive And Well Presented Detached Residence Occupying A Spacious Rural Setting
- Extended And Well Proportioned Family Accommodation Extending To Approximately 2200 Square Feet
- Spacious Lounge With Wood Burning Stove On Slate Hearth And Solid Oak Floor
- Dining Room With Solid Oak Floor And Separate Study Or Living Room
- Luxury Kitchen With Open Plan To Extended Family Room With Aspects Over Private Rear Garden
- Utility Room With Adjoining Cloakroom With Access To Integral Garage
- Optional Four Or Five Bedrooms (see floorplans) One With Shower Room En Suite
- Spacious And Luxury Bathroom With Bath And Shower Cubicle

**PRICE: OFFERS IN THE REGION OF £485,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D56**

**REF:HG150425DL**



- Spacious Gardens To Front, Side And Rear With Private Aspects
- Patio Areas To Front And Rear With Southerly And Westerly Aspects
- Zoned Oil Fired Central Heating System With Presurised Hot Water
- PVC Triple Glazed Windows And Composite Doors To Front And Rear
- PVC Fascias And Soffits
- This well appointed detached property offers spacious and adaptable family accommodation and convenience to Lisburn, Sprucefield and Hillsbrough making it ideal for commuting to work and excellent schools for all ages, we strongly recommend early viewing.

**ACCOMMODATION:** Measurements are approximate.

**ENTRANCE HALL:** Composite entrance door. Solid oak floor. Recessed spotlights.

**CLOAKROOM:** Low flush suite. Close couple low flush wc. Pedestal wash hand basin. Swan neck mixer tap. Tiled splashback. Solid oak floor.

**LOUNGE:** 5.58m (18'4") x 3.93m (12'11")

Wood burning stove on slate tiled hearth. Solid oak floor. Plaster cornice.

**DINING ROOM:** 3.65m (12'0") x 3.60m (11'10")

Solid oak floor. Plaster cornice.

**STUDY OR LIVING ROOM:** 4.02m (13'2") x 2.96m (9'9")

**LUXURY FITTED KITCHEN:** 5.40m (17'9") x 3.60m (11'10")

Extensive range of recently fitted units and island unit with quartz worktops and upstands. Stainless steel sink unit. Quooker boiling water tap. Smeg range cooker with 6 gas hobs. Quartz splashback. Extractor hood in stainless steel canopy. Neff integrated dishwasher. Recessed spotlights. Oak effect herringbone design floor. Open plan to extended family room.

**EXTENDED FAMILY ROOM:**

4.21m (13'10") x 3.86m (12'8")

PVC double glazed doors leading to patio and rear garden. Large picture window overlooking rear garden. Vaulted ceiling with roof windows. Oak effect herringbone design floor.



**UTILITY ROOM:** 3.60m (11'10") x 2.09m (6'10")

Range of built in units. Solid wood worktop with matching upstands. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and tumble dryer. Recessed spotlights. Composite stable type back door. Adjoining boiler room with oil fired boiler.

**CLOAKROOM:** Access to garage.



## FIRST FLOOR

### BEDROOM (1):

4.71m (15'5") x 3.63m (11'11")

Measurement to include excellent range of built in robes. One wall with oak acoustic panelling.



### SHOWER ROOM EN SUITE:

Large shower cubicle. Bristan electric shower. Close couple low flush wc. Wash hand basin with mono style mixer tap. Wall mirror with backlighting. Chrome finish heated towel rail. Tiled walls.



**BEDROOM (2): 3.92m (12'10") x 3.40m (11'2")**

**BEDROOM (3): 4.62m (15'2") x 2.96m (9'9")**

Velux roof window. Access to eaves storage. Access to bedroom (5) or games room.



**BEDROOM (4): 3.56m (11'8") x 2.54m (8'4")**

Oak effect LVT floor in herringbone design. Access to bedroom 5.

**BEDROOM (5) or GAMES ROOM: 3.47m (11'5") x 3.32m (10'11")**

Access to eaves storage.



### SPACIOUS AND LUXURY BATHROOM:

Freestanding bathtub with mixer tap. Large shower cubicle with Grohe thermostatic shower attachment and drencher head. Floating vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Ceramic tiled floor. Part tiled walls. Chrome finish heated towel rail. Hotpress with a large hot water storage cylinder.



**OUTSIDE:** Spacious gardens to front, side and rear with mature trees and shrubs. Paved patio areas to front and rear with southerly and westerly aspects. Gravel driveway/ parking area. EV charging point. Outside tap and light.



**ATTACHED GARAGE: 4.87m (16'0") x 3.48m (11'5")**

**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2024 to March 2025 £2,262.00

**DIRECTIONS:** From Ballinderry Road turn into Lissue Road, number 18a is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

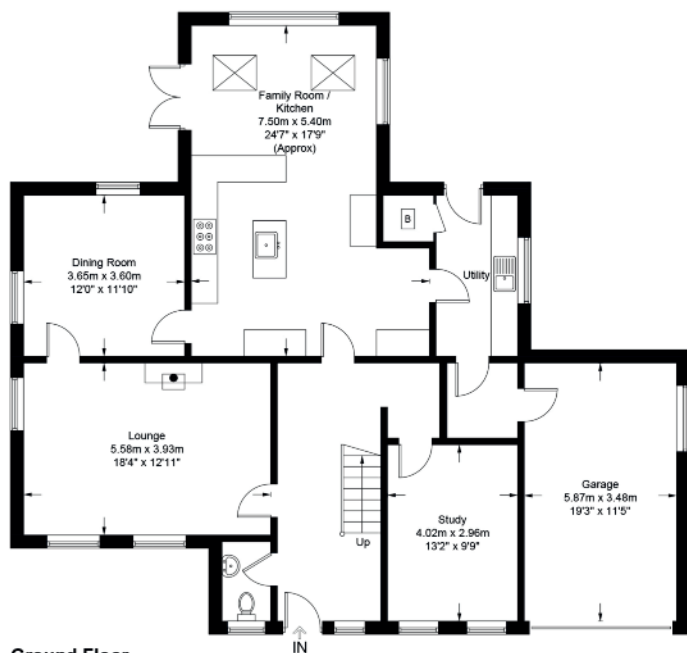




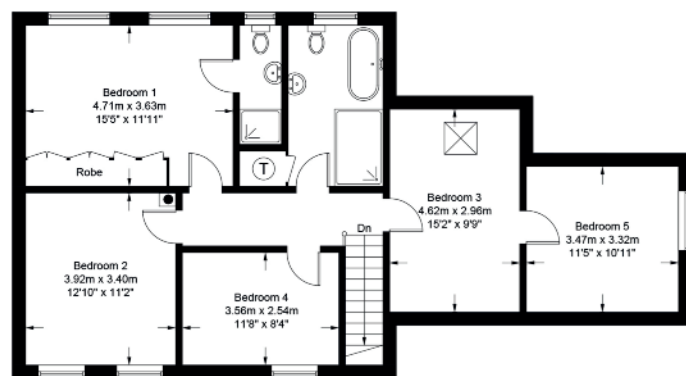
## 18A Lissue Road, Lisburn

Approximate Gross Internal Area  
Ground Floor = 137.0 sq m / 1475 sq ft  
First Floor = 88.5 sq m / 953 sq ft  
Total = 225.5 sq m / 2428 sq ft  
(Including Garage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1188427)



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