



29 CLONEVIN PARK, LISBURN, BT28 3BJ

- A Most Impressive And Well Appointed Detached Residence Pleasantly Situated Within This Highly Desirable And Convenient Residential Location
- Recently Constructed And Finished To An Excellent Specification / Superb Family Accommodation Extending To Approximately 2662 Square Feet (inc garage)
- Spacious Lounge And Dining Area With Large Bay Window / Fireplace With Marble Surround And Cast Iron Inset
- Luxury Solid Oak Fitted Kitchen With Open Plan To Family Room With Patio Doors To Private Rear Garden
- Four Spacious Bedrooms (One With Luxury Shower Room En Suite And One With Adjoining Dressing Room)
- Luxury Main Bathroom With White Suite Plus Quadrant Shower Cubicle
- Secondary Luxury Shower Room On Second Floor

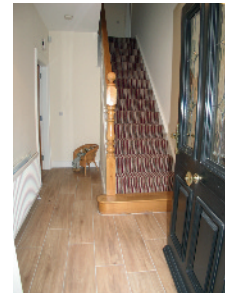
PRICE: OFFERS IN THE REGION OF £395,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B83

REF:GN191020HG

- Tarmac Parking Area With Remote Control Gated Entrance
- Pleasant Rear Garden And Patio Area With Private Aspects
- Large Integral Garage With Two Remote Control Roller Shutters Doors To Provide Drive-through Feature
- Gas Fired And Zoned Central Heating System
- Impressive B83 Energy Efficiency Rating
- PVC Double Glazed Windows And Rear Doors
- PVC Fascias And Soffits / Low To Zero Maintenance Exterior
- Alarm System / Oak Internal Doors
- Within Walking Distance Of Leading Schools, City Centre And Train Station



ACCOMMODATION Measurements are approximate.

ENTRANCE HALL: Hardwood panelled and double glazed entrance door with leaded windows. Wood effect ceramic tiled floor. Staircase with spindled balustrade, oak hand rail and newel post.

SPACIOUS LOUNGE AND DINING AREA:
24' 11" x 13' 9" (7.60m x 4.18m)

Measurement taken to widest points and into large bay window. Fireplace with marble surround and cast iron inset. Wood effect ceramic tiled floor. Oak and glazed double doors to Kitchen and Dining area.



LUXURY FITTED SOLID OAK KITCHEN WITH INTEGRATED APPLIANCES:
20' 8" x 9' 11" (6.30m x 3.02m)

Range of high and low level units with solid oak doors with antique style handles. Granite effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated Zanussi fridge freezer. Integrated dishwasher. Marble effect tiled floor. Recessed spotlights. Open plan utility area with built in dining bar and plumbed for washing machine. Built in cupboard with Worcester gas fired boiler. PVC double glazed door to Side Path.



OPEN PLAN TO FAMILY ROOM: 12' 8" x 11' 5" (3.87m x 3.49m)

Marble effect tiled floor. PVC double glazed double doors leading to Paved Patio Area and Rear Garden. Recessed spotlights.

INNER HALLWAY: Access to Garage and Cloakroom

CLOAKROOM: Close couple low flush wc. Vanity unit with wash hand basin. Marble effect ceramic tiled floor. Access to storage under stairs.



FIRST FLOOR

BEDROOM (1):

17' 6" x 13' 9" (5.34m x 4.18m)

Measurements taken to widest points and into large bay window.



LUXURY AND SPACIOUS SHOWER ROOM EN SUITE:

Large quadrant shower cubicle with thermostatic shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Marble effect ceramic tiled floor. Recessed spotlights.

BEDROOM (2):

19' 8" x 11' 5" (6.00m x 3.49m)



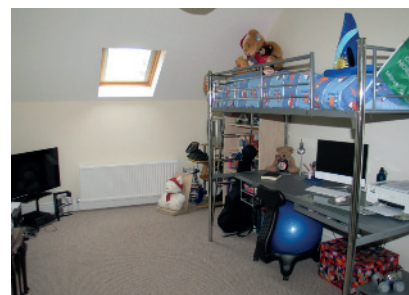
BEDROOM (3):

18' 1" x 10' 8" (5.52m x 3.24m)

ADJOINING DRESSING ROOM:

10' 8" x 10' 2" (3.24m x 3.10m)

Large roof window.



SPACIOUS AND LUXURY BATHROOM:

White suite. Panelled bath with centre mount mixer tap. Large quadrant shower cubicle with thermostatic shower and drencher head. Vanity unit with wash hand basin and swan neck mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Wood effect ceramic tiled floor. Recessed spotlights. Separate large hot press with Warmflow pressurised hot water storage tank.



SECOND FLOOR Landing with roof window.

BEDROOM (4):

18' 8" x 13' 9" (5.70m x 4.19m)

Measurements taken to widest points. Four roof windows and two gable windows. Access to eaves storage.



LUXURY SHOWER ROOM:

Quadrant shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Stone effect tiled splash back. Close couple low flush wc. Slate effect ceramic tiled floor. Recessed spotlights. Access to eaves storage.

OUTSIDE

Tarmac parking area to front with gated entrance. Electric remote control gates and railing. Rear garden with southerly and private aspect. Laid in lawn. Paved patio area. Outside tap and lights. Outside Power-Point.

LARGE INTEGRAL GARAGE: 28' 3" x 10' 7" (8.60m x 3.23m)

Electric remote control roller shutter doors to front and rear for drive through feature. Light and power. Plaster finish walls and ceiling. Space for two cars.

DIRECTIONS:

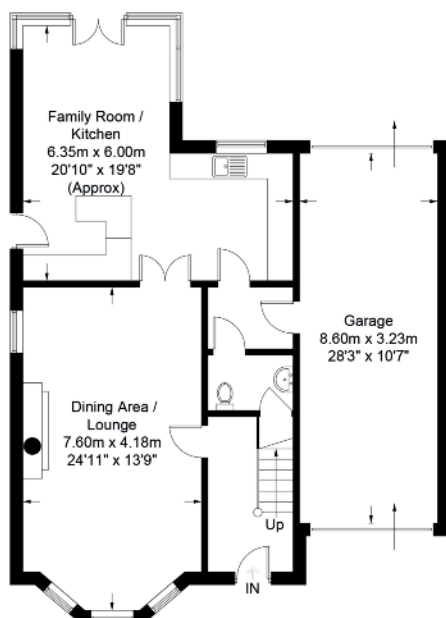
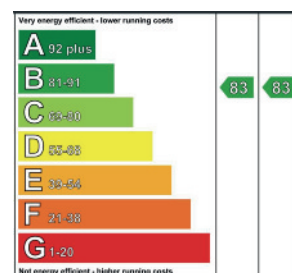
From Antrim Road turn into Clonevin Park, number 29 is on the right.

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

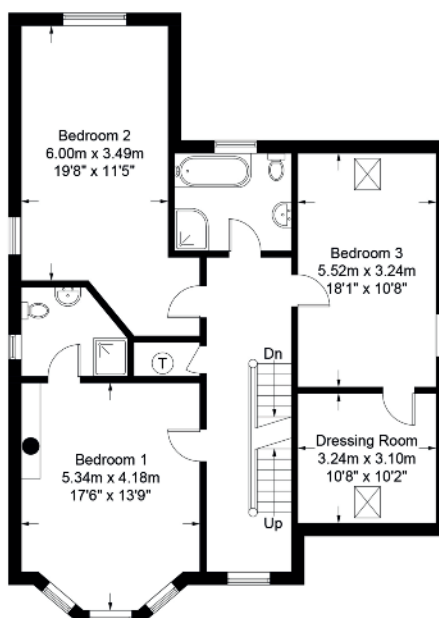


29 Clonevin Park, Lisburn

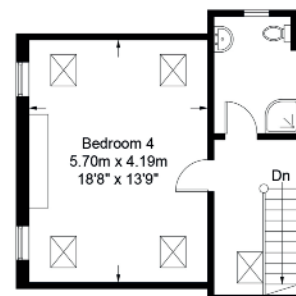
Approximate Gross Internal Area = 247.3 sq m / 2662 sq ft
(Including Garage)



Ground Floor
1130 sq ft / 105 sq m



First Floor
1124 sq ft / 104.4 sq m



Second Floor
408 sq ft / 37.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID486599)

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