



123 RAVARNET ROAD, LISBURN, NEAR HILLSBOROUGH, BT27 5NF

- An Attractive Detached Bungalow And Extensive Range Of Outbuildings Set On Nearly 15 Acres To Include Excellent Quality Agricultural Lands, Gardens And Hardstanding Areas
- Superb Rural Location Convenient To Hillsborough, Sprucefield And Lisburn / Panoramic Views
- 4 Link Shed And 3 Link Shed With Lean To Plus Range Of Individual Stores And Stable Block
- Well Presented Bungalow Comprising Spacious Lounge/Dining Area And Spacious Kitchen/Dining Area
- Three Good Sized Bedrooms (One With Adjoining WC) And Bathroom
- Dual Oil Fired And Solid Fuel Central Heating System And Double Glazed Windows
- Gardens To Front Laid In Lawn
- Concrete Driveway Leading To Spacious Hard Standing And Parking Areas

PRICE: OFFERS IN THE REGION OF £550,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E53

REF:GN270819HG

ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

Hardwood glazed and panelled entrance door.

SPLIT LEVEL LOUNGE/DINING AREA:

27' 8" x 16' 11" (8.42m x 5.15m)

Measurement taken to widest points. Stone fireplace and tiled hearth. Back boiler grate. Exposed brick wall and mock beam ceiling.



SPACIOUS KITCHEN/DINING AREA:

18' 9" x 10' 8" (5.72m x 3.24m)

Range of high and low level units. Oak effect doors. Laminated work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. Hardwood and glazed back door.



BEDROOM (1):

15' 4" x 11' 0" (4.68m x 3.36m)

Adjoining WC and wash hand basin. Part tiled walls. Tiled floor.

BEDROOM (2):

14' 0" x 13' 0" (4.28m x 3.96m)

Oak laminated timber floor.

BEDROOM (3):

14' 0" x 11' 10" (4.28m x 3.60m)

BATHROOM:

Panelled bath with mixer tap and shower attachment. Mira Sport electric shower. Pedestal wash hand basin. Close couple low flush wc. Ceramic tiled floor. Tiled walls. Pine ceiling. Separate hotpress.



OUTSIDE

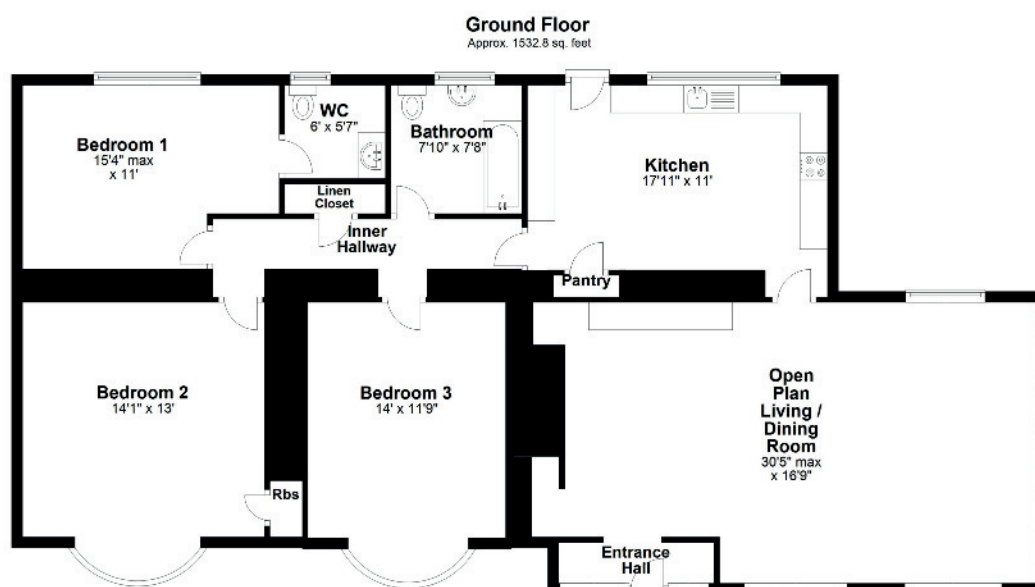
Gardens to front laid in lawn and flowerbeds to rear. Concrete driveway leading to spacious hard standing and parking area. Spacious yard area with stable block with loose boxes. Large three link barn. Boiler house with oil fired boiler. PVC oil storage tank. Upper yard area with large four link barn. Extensive range of storage buildings. 11 by 800 sq ft and 2 by 1600 sq ft (sizes are estimated). All units have secure steel doors. Concrete road and hard standing area. Approximately 12 acres of good quality agricultural land.

Please note, commercial rates apply to some of the outbuildings and outside areas.

DIRECTIONS: From Hillsborough Road proceed through Ravar-net, number 123 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.





	Current	Potential
Very energy efficient - lower running costs		
A 92-100%		
B 81-91%		
C 69-80%		
D 55-68%		
E 39-54%		
F 21-38%		
G 1-20%		
Not energy efficient - higher running costs		

Total area: approx. 1532.8 sq. feet

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.