



“BRESAGH HAVEN”, 79 DRENNAN ROAD, BOARDMILLS, LISBURN, BT27 6UR

- A Most Impressive And Well Appointed Detached Country Residence Occupying A Private And Elevated Setting Within This Highly Desirable And Convenient Location / Panoramic Views To Slieve Croob And Mourne Mountains
- The Grounds Extend To Approximately 2.8 Acres To Include Mature Gardens And Two Paddocks
- This Superb Property Offers Spacious And Adaptable Accommodation Making It Ideal For Those Seeking The Perfect Home For A Growing Family
- Spacious Lounge With Attractive Mahogany And Cast Iron Fireplace
- Separate Dining Room With Patio Doors
- Family Room With Marble And Granite Fireplace And Solid Oak Floor
- Luxury High Gloss Fitted Kitchen With Integrated Appliances / Spacious Utility Room

PRICE: OFFERS IN THE REGION OF £320,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D6I

REF:MK290620HG

- Four Good Sized Bedrooms (Two With Luxury Shower Room En Suite)
- Spacious And Luxury Fitted Bathroom With Spa Bath
- Extensive Gardens Laid In Lawns With A Wide Variety Of Mature Trees And Shrubs
- Spacious Asphalt Driveway And Parking Areas
- Large Detached Garage With High Roof And Roller Door Ideal For Motorhome Access
- Oil Fired Central Heating System With Condensing Type Boiler / Pressurised Hot Water System
- PVC Double Glazing (some seals are failed) / PVC Fascias And Soffits / Beam Built In Vac System
- Boardmills is a picturesque rural location close to Temple, Lisburn And Carryduff, many families living in the area enjoy the benefits of country life and easy commuting for schools and work in Belfast and other locations. This superb property offers many appealing features and the compact acreage will be easily maintained and ideal for grazing a few horses.

ACCOMMODATION Measurements are approximate

ENTRANCE PORCH:

Mahogany effect composite double glazed entrance door. Arched side windows. Ceramic tiled floor. Hardwood lobby door leading to Entrance Hall.

ENTRANCE HALL:

Maple effect laminated floor. Staircase with Mahogany spindled balustrade leading to Gallery Landing with large roof window.

SPACIOUS LOUNGE: 6.93m (22'9") x 4.00m (13'1")

Measurement taken into bay window. Attractive Mahogany fire surround with cast iron and tiled inset. Polished granite hearth. Glazed double doors leading to Dining Room.

DINING ROOM: 3.98m (13'1") x 2.96m (9'9")

Solid Pine floor. Mahogany effect PVC double glazed double patio doors.

FAMILY ROOM: 4.25m (13'11") x 3.67m (12'0")

Marble and granite fireplace and hearth with Mahogany mantel. Solid oak floor. Cornice.



LUXURY FITTED KITCHEN: 5.52m (18'1") x 3.07m (10'1")

Excellent range of high and low level units. Wood effect work surfaces. Bowl and a half single drainer Blanco stainless steel sink unit with Blanco mixer tap and cold water filter tap. Neff integrated double oven. Bosch ceramic hob with stainless steel splashback. Blanco extractor canopy with downlighting. Integrated dishwasher. Recessed spotlights. Ceramic tiled floor. Under unit lighting. Glazed door leading to Dining Room.

SPACIOUS UTILITY ROOM: 3.58m (11'9") x 2.46m (8'1")

Range of built in units. Stainless steel sink unit with mixer tap. Extractor hood in stainless steel canopy. Ceramic tiled floor.

BEDROOM (2)/GUEST BEDROOM: 3.68m (12'1") x 2.78m (9'1")

LUXURY TILED SHOWER ROOM EN SUITE:

Quadrant shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Feature wall and floor tiling. Panelled ceiling with recessed spotlights. Access door to hallway for shared use.

FIRST FLOOR

BEDROOM (1): 6.98m (22'11") x 3.89m (12'9")

Measurements taken into sloping ceiling with dormer window. Panoramic views. Extensive range of built in robes with sliding mirror doors.

SHOWER ROOM EN SUITE:

Large shower cubicle with marble effect panelling and Bristan thermostatic shower. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor.

BEDROOM (3): 4.16m (13'8") x 3.00m (9'10")

BEDROOM (4): 4.69m (15'5") x 3.18m (10'5")

Measurement taken into sloping ceiling with dormer window. Panoramic views.

SPACIOUS AND LUXURY FITTED BATHROOM:

White suite. Shower bath with curved shower panel and spa bath feature. Mixer tap and shower attachment. Separate Bristan thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap.

Bidet with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Feature wall and floor tiling. Panelled ceiling with recessed spotlights. Separate hotpress.

SPACIOUS GALLERY LANDING:

Large roof window above.



OUTSIDE: Extensive setting with well stocked mature gardens laid in lawns with an extensive variety of well established trees and shrubs. Asphalt driveway and parking areas. Boiler store with condensing type oil fire boiler. Hot and cold outside taps. PVC oil storage tank.

LARGE DETACHED GARAGE: 8.57m (28'1") x 6.97m (22'10") Into Bay

Extra height motorised roller shutter door ideal for motor home. Light and power. Adjoining small garden store.

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 2020 to March 2021 £1933

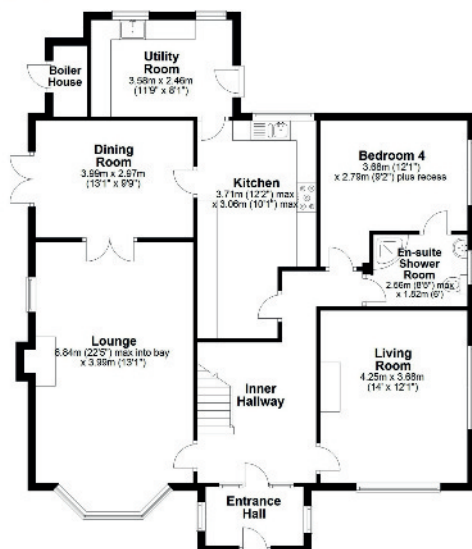
DIRECTIONS: From Church Road turn into Drennan Road, number 79 is 0.2 mile on the right, just after stone bridge.

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



Ground Floor

Approx. 113.1 sq. metres (1217.0 sq. feet)



First Floor

Approx. 86.7 sq. metres (930.1 sq. feet)

