



## **41 TULLYARD ROAD, DRUMBO, LISBURN, BT27 5JN**

- A Most Impressive And Spacious Detached Bungalow With Adjoining Apartment / Option To Acquire Yard And Large Storage Building To Rear, If Required, By Negotiation
- Spacious Rural Setting Convenient To Lisburn, Drumbo, Carryduff And South Belfast
- Mature Gardens Extending To Approximately 0.7 Acre With Panoramic Rural Aspects
- Spacious And Adaptable Family Accommodation Plus Self Contained One Bedroom Apartment
- Spacious Lounge With Attractive Fireplace
- Large Conservatory With Panoramic Views Over Countryside And Dromara Mountains
- Separate Family Room With Panoramic Views
- Spacious Oak Fitted Kitchen And Dining Area Plus Utility Room

**PRICE: OFFERS IN THE REGION OF £399,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D62**

**REF:GN281020HG**

- Shower Room With Aqualisa Shower
- Four Good Sized Bedrooms (Three With Built In Robes)
- Bathroom With Corner Bath And Shower Cubicle
- Self Contained Apartment Comprising Lounge, Kitchen, Shower Room And One Bedroom (please note, heating is from main house)
- Gated Entrance With Remote Control Double Gates / Asphalt Driveway And Spacious Parking Areas / Large Garage
- Oil Fired Central Heating System / PVC Double Glazing / PVC Fascias And Soffits / Alarm System
- Option To Acquire Additional Yard And Large Storage Building, If Required, By Negotiation
- A Superb Family Home Enjoying All The Benefits Of Countryside Living And Convenience To Many Locations Making It Ideal For Commuting To Work And School



**ACCOMMODATION** Measurements are approximate

**ENTRANCE HALL:** Mahogany effect PVC double glazed entrance door and side panels. Oak effect Karndene flooring with feature border surround. Built in cloaks storage cupboard with light and access hatch to roofspace.

**SPACIOUS LOUNGE: 6.00 (19'8") x 5.45m (17'11")**

Attractive and ornate mahogany fire surround with polished brass and tiled inset and granite hearth. Coal effect gas fire. Plaster cornicing. Recessed spotlights. Double glazed sliding door leading to large aluminium double glazed conservatory. Tiled floor. PVC double glazed double doors leading to patio area. Panoramic views over surrounding countryside and Dromara mountains.



**FAMILY ROOM: 4.24m (13'11") x 3.32m (10'11")**

Panoramic views. Oak laminated timber floor.



**SPACIOUS OAK FITTED KITCHEN AND DINING AREA: 5.96m (19'7") x 4.60m (15'1")**

Measurement taken to widest points. Excellent range of high and low level units. Granite effect work surfaces with oak trim. Bowl and a half Franke sink unit with mixer tap. Reclaimed brick built alcove with Belling rangestyle cooker. Glazed cabinets. Part tiled walls. Tiled floor. Panoramic views. Pine ceiling with spotlighting.

**UTILITY ROOM:** Range of built in units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor.

**SHOWER ROOM:** Shower cubicle with Aqualia shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Tiled floor.



**BEDROOM (1):**  
4.13m (13'7") x 3.75m (12'4")  
Measurement to include range of built in robes and units.



**BEDROOM (2):**  
3.75m (12'4") x 3.32m (10'11")  
Measurement to include range of built in robes.



**BEDROOMS (3):** 3.40m (11'2") x 3.31m (10'10")  
Measurement to include built in robes.

**BEDROOM (4):** 3.66m (12'0") x 3.03m (9'11")  
Plaster cornice. Presently used as dining room. Glazed door to entrance door.

**BATHROOM:** Corner bath with mixer tap. Shower cubicle. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Tiled walls. Pine ceiling. Tiled floor.



## INTEGRATED & SELF CONTAINED ONE BEDROOM APARTMENT

**ENTRANCE HALL:** PVC double glazed entrance door. Laminated timber floor.

**LOUNGE:** 3.97m (13'0") x 3.47m (11'5")  
Oak laminated timber floor.



**KITCHEN:** 2.58m (8'6") x 2.02m (6'8")  
Range of high and low level units. Integrated oven and hob. Bowl and a half single drainer stainless steel sink unit with mixer tap. Glazed cabinets. Oak laminated timber floor.

**SHOWER ROOM:** Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor.



## FIRST FLOOR

**BEDROOM (1):**  
3.90m (12'10") x 3.25m (10'8")  
Access to Eaves storage. Roof window with panoramic views over Belfast.



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

**DIRECTIONS:** From Saintfield Road turn into Tullyard Road, number 41 is 0.9 mile 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.

### OUTSIDE:

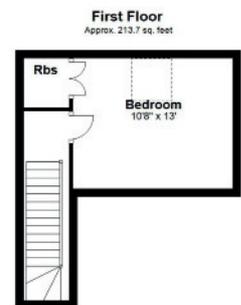
Extensive setting with spacious gardens laid in lawns with mature trees and shrubs. Paved patio area with panoramic views and South Westerly aspect. Gated entrance with remote control double gate. Asphalt driveway leading to spacious parking and turning areas. Boiler store with Trianco oil fired boiler.

### LARGE GARAGE: 6.88m (22'7") x 5.05m (16'7")

Remote control roller shutter door. Light and power.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	62	68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



Total area: approx. 2575.6 sq. feet  
41 Tullyard Road, Lisburn

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