

1344 SQFT

## 4 BARLEYWOOD MILL, DERRIAGHY, LISBURN, BT28 3RZ

- A Most Impressive And Exceptionally Well Appointed Semi Detached Property Occupying A Prime Cul De Sac Setting Within This Highly Desirable Location Close To South Belfast And Lisburn
- Beautifully Decorated And Spacious Accommodation Extending To Approximately 1344 Square Feet
- Spacious Lounge With Large Bay Window And Multi Fuel Stove Linked To Central Heating System
- Spacious And Luxury Fitted Kitchen With Range Of Integrated Appliances And Open Plan Dining/Living Area
- Three Good Sized Bedrooms (One With Adjoining Dressing Room Plumbed For Shower Room)
- Spacious Bathroom With Roll Top Bath And Quadrant Shower Cubicle
- Feature Enclosed Rear Garden Laid In Lawn And Tobermore Paved Patio Area

**PRICE: OFFERS IN THE REGION OF £225,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D67**

**REF:DL141223HG**



- Tarmac Driveway With Enclosed Parking Area To Side
- Dual Oil Fired And Solid Fuel Central Heating System
- PVC Double Glazed Windows And Patio Door / Palladio Composite Entrance Door
- Oak Internal Doors And Joinery
- A spacious and well presented family home, well situated close to Belfast and Lisburn making it perfect for commuting to work and schools, we strongly recommend early viewing

**ACCOMMODATION:** Measurements are approximate

**ENTRANCE HALL:** Palladio composite entrance door with fan light window. Polished porcelain tiled floor. Plaster cornice. Feature staircase with oak balustrade and storage under stairs.

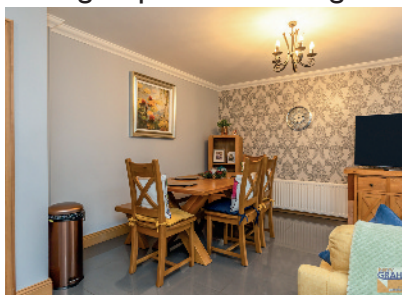
**CLOAKROOM:** Cloakroom with utility area plumbed for washing machine. Close couple low flush wc. Pedestal wash hand basin. Polished porcelain tiled floor.

**SPACIOUS LOUNGE:** 5.36m (17'7") x 3.70m (12'2")

Measurement taken into large bay window with aspects over front garden and planted area. Feature polished granite fireplace and hearth with multi fuel stove linked to central heating system. Oak effect laminated timber floor. Plaster cornice. Oak and glazed double doors leading to entrance hall.

**SPACIOUS KITCHEN AND DINING/LIVING AREA:**  
7.07m (23'2") x 4.81m (15'9")

Measurement taken to widest points. Excellent range of high and low level units with quartz worktops and upstands. Curved corner units. Belfast style ceramic sink with swan neck mixer tap. Integrated fan assist double oven and hob with quartz splash back and extractor hood in stainless steel canopy. Integrated fridge freezer and wine cooler. Polished porcelain tiled floor. Plaster cornice. Open plan to dining and living area. Large bay window with PVC double glazed door leading to patio and rear garden.



## FIRST FLOOR

### BEDROOM (1): 3.70m (12'2") x 3.38m (11'1")

Oak effect laminated timber floor. Adjoining dressing room with oak effect laminated timber floor, built in robe with sliding doors and recessed spotlights. Plumbed for shower room.

### BEDROOM (2): 3.37m (11'1") x 3.39m (11'1")

Oak effect laminated timber floor.

### BEDROOM (3): 3.70m (12'2") x 2.93m (9'7")

Oak effect laminated timber floor.

**SPACIOUS AND LUXURY BATHROOM:** Roll top bath tub on ball and claw feet. Mixer tap with shower attachment. Quadrant shower cubicle with thermostatic shower and drencher head. Pedestal wash hand basin. Close couple low flush wc. Tiled walls and floor. Chrome finish heated towel rail. Separate hotpress on landing.



## OUTSIDE

Prime cul de sac setting. Front garden laid in lawn. Tarmac driveway with gates to enclosed side area. Shrubs in bark bed. Feature rear garden laid in lawn with shrubs in bark bed. Tobermore paved patio area and steps leading down to enclosed section of driveway with trees in bark beds. Boiler store with oil fired boiler. Outside tap and light.

**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 2022 to March 2023 £1,338.56

**DIRECTIONS:** Proceed to the end of Belsize Road and turn left into Derriaghy Road, Barleywood Mill is on the right.

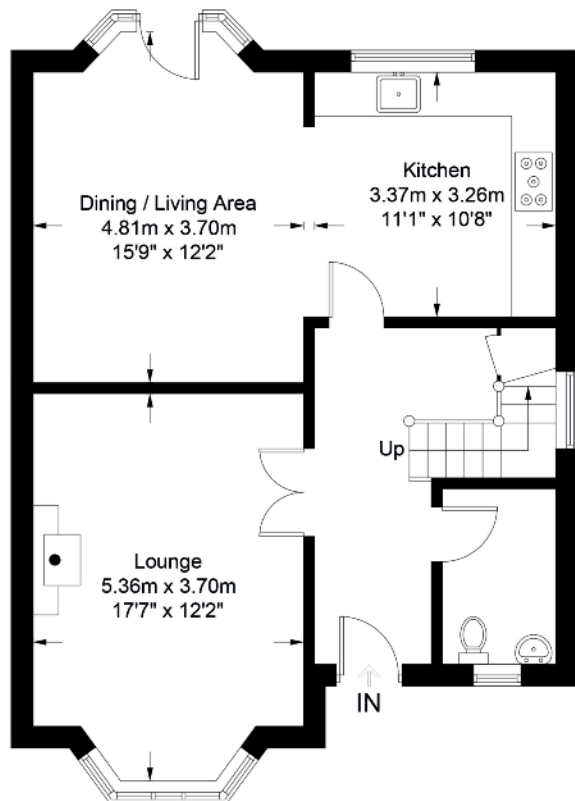
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



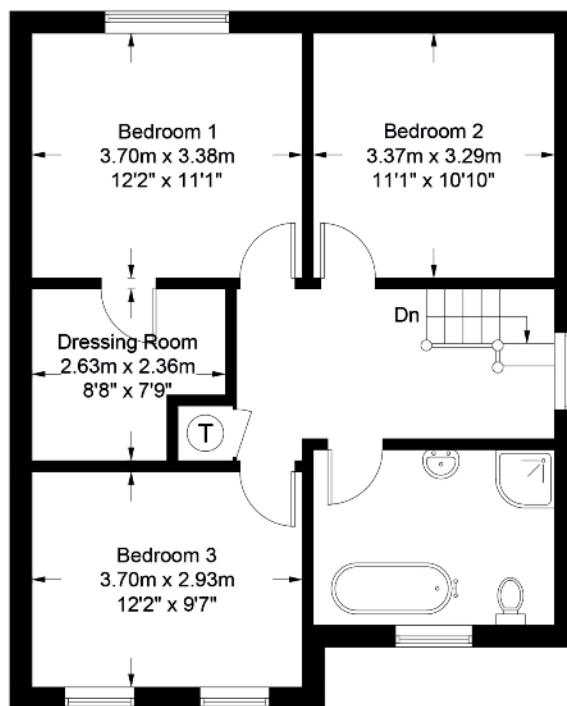


## 4 Barleywood Mill, Derriaghy, Lisburn

Approximate Gross Internal Area  
Ground Floor = 63.7 sq m / 686 sq ft  
Second Floor = 61.1 sq m / 658 sq ft  
Total = 124.8 sq m / 1344 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1032653)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	71 C
39-54	E		
21-38	F		
1-20	G		

## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

**www.hgraham.co.uk**

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