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**22 Barnet Close | Lisbane, BT23 6DY**  
**OFFERS AROUND £345,000**



# The Property

This is a superb opportunity to purchase a spacious, detached home situated on an impressive corner site in the popular Barnet Close development, within the small village of Lisbane. Offering convenience to the well-established Killinchy Primary School with access to road and bus networks to leading Grammar Schools. For the sporting enthusiasts, Strangford Lough Yacht Club and numerous spots for water sports activities are only a short drive away. There are many coastal and countryside walks to be enjoyed in this area. The location also provides good access to well renowned eateries including Balloo House, Daft Eddy's Restaurant and The Poachers Pocket. This impressive property boasts well proportioned accommodation throughout. It is bright, spacious and versatile to suit the needs of a range of purchasers. The accommodation comprises, in brief, of four well proportioned bedrooms, with the principle benefitting from a ensuite shower room, newly installed modern family bathroom, kitchen with a range of high and low level units with views over rolling countryside and ample dining space, lounge with open fire and dual outlook, snug with multi burning stove, separate dining room, utility room, downstairs WC and beautiful conservatory with amazing views from every angle.

Further benefits include good sized hotpress with cloak area, integral garage, oil fired central heating, uPVC double glazing throughout, car charging point, solar panels and Yale front door smart lock.

Externally the property is situated at the end of a quiet cul de sac on a very spacious site, to the front there is a tarmac driveway providing ample off street car parking and leading to the integral garage, a lawn with hedges, plants and shrubs. There are views over fields and Strangford Lough in the distance. To the rear, there is a fully enclosed private large lawn, paved patio area and walkway, separate decked area with a summer house and a pond, a vegetable patch and two sheds.

This property needs to be viewed to fully appreciate the qualities it has to offer. Demand is expected to be high so early viewing is highly recommended.





# Accommodation

## Ground Floor

Reception Hall

Lounge  
16'6" x 13'9"

Snug  
9'10" x 10'10"

Dining Room  
11'3" x 11'3"

Kitchen/Dining  
9'10" x 20'

Utility Room

Downstairs WC

Sun Room  
13'1" x 13'1"

Integral Garage

## First Floor

Hotpress

Roof Space

Master Bedroom  
11'9" x 13'9"

Ensuite Shower Room

Bedroom Two  
11'x 9'9"

Bedroom Three  
11'9" x 14'8"

Bedroom Four  
9'9" x 9'9"

Family Bathroom

## Outside

Front Garden And  
Driveway With Ample  
Off Street Parking

Fully Enclosed Rear  
Garden With Summer  
House And Stunning  
Views

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)





## Property Features

- Truly Impressive Detached Family Home
- Excellent Corner Cul-De-Sac Position on an Extensive Sized Site
- Bright and Spacious Accommodation Throughout
- 4 Well Proportioned Bedrooms
- Principle Bedroom Benefitting from En-Suite Shower Room
- Newly Installed Modern Family Bathroom
- Lounge with Dual Aspect Windows and Open Fire
- Open Plan Kitchen with Range of High and Low Level Units Over Looking Countryside with Ample Dining Space
- Family Snug with Multi Burner stove
- Additional Dining Room Leading onto a Sizable Conservatory with Amazing Views from Every Angle
- Separate Utility Room with Range of High and Low Level Units Overlooking the Rear Garden
- Downstairs WC
- Upstairs Hot Press / Cloakroom
- Integral Garage accessed from an Ample Sized Tarmac Driveway which also provides Ample Off Street Car Parking
- From Garden Laid in Lawn with Hedges, Plants and Shrubs
- Fully Enclosed Peaceful Rear Garden Laid in Lawn with Paved Patio Area, Decked Area with Summer House Overlooking a Pond, Vegetable Patch, Two Sheds. Views Over Rolling Countryside
- Electric Car Charging Point, Solar Panels, Yale Front Door Smart Lock System
- Located in Lisbane Offering ease of Access to Killinchy and Comber and Only a Short Commute to Belfast
- Convenient to Well Renowned Killinchy Primary School with Good Road Networks and Ease of Access to Public Transport Links to Leading Primary and Grammar School.
- High Demand is Anticipated so Early Viewing is Recommended to Fully Appreciate all the Qualities it has to Offer





# Directions

Travelling from Comber on Killinchy Street, take the second exit onto Killinchy Road. Continue on the road until you reach Lisbane. Turn right onto Lisbarnet Road after Poachers Pickett, then turn right into Wallace Gardens, then left onto Barnet Close. Follow the road to the end of the cul de sac, number 22 will be on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B		85	90
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



## Viewing

By appointment through agent.

## Free Valuation

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## Awards & Recognition



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