



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**SITE SOUTH EAST OF 9 LISLEEN
ROAD EAST, COMBER,**

OFFERS AROUND £195,000



Site 230m South East of 9 Lisleen Road East, Comber BT23 5QB
 Beautifully located site of approximately one acre located in the Gilnahirk/Castlereagh area. With full planning permission for a 2,960 sq ft two a storey detached dwelling including double garage.
 The site is accessed via its own laneway off the Lisleen Road. Hardcore laneway in place with mature trees around site.

Planning Reference Number:
 LA05/2018/0252/F



Site 230m South East of 9 Lisleen Road East
 Ground Floor Plan
 Scale 1:100
 Drg No. MW 01

Key Features

- Attractive, Well Designed Family Home
- Full Planning Permission For A 2,960 Sq Ft Two Storey Dwelling (Including Double Garage)
- Services To Site are in Place Under Hardcore Laneway
- Approx 12 Minutes From Belfast City Airport, Belfast City Centre
- Viewing At Location Anytime
- Excellent Building Site approximately One Acre



Planning Permission

The current planning permission was granted on the 23rd May 2019 with full planning permission for a 2,960 sq ft two storey dwelling including double garage. Planning available to view on the planning portal website using reference: LA05/2018/0252/F

Services

It is understood that electric and water are available to the site although additional costs may be charged by the suppliers to connect to the dwelling as with any building site. Provision for electric gates also in place.

Access

Access to the dwelling is via an entrance from Lisleen Road East. Hardcore laneway already in place running from the road to site.

Location

Located in rural surroundings in the Gilnahirk/ Castlereagh area this building site of approximately one acre enjoys a beautiful view of the Mourne Mountains and surrounding countryside. Approximately 12 minute drive from Belfast City Airport and Belfast City Centre.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
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028 9336 5986

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028 9072 9270

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028 9188 8000

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NEWTOWNARDS
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RENTAL DIVISION
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