

**Tim Martin**  
— .co.uk



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Offers Around  
£550,000

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## SUMMARY

A delightful, contemporary family residence set in its own grounds extending to about 1 acre and enjoying far reaching views towards Dairy Lough, the Dromara Hills and the Mourne Mountains.

The property, built in recent years to exacting standards, offers luxuriously appointed, open plan accommodation on two floors which is versatile and suits many families needs. The family room and deluxe kitchen open to the dining room with a laundry room adjacent. A ground floor bedroom, with en suite shower room, are complimented by the master suite, third bedroom and principal bathroom at first floor level. A delightful gallery overlooks the family room and doubles as a fourth bedroom, if desired.

The property is highly insulated with oil fired central heating and a warm air system designed to create low outgoings.

It is rare that a home of this quality comes to the market situated in an ideal location with good public transport close by serving the top schools in South Belfast and the city centre.

## FEATURES

- A Delightful Contemporary Family Residence Set In Its Own Grounds
- Open Plan Accommodation Over Two Floors
- 3/4 Bedrooms - One Bedroom At Ground Floor Level With En Suite Shower Room
- Deluxe Kitchen, Family Room Opening Into The Dining Room
- Master Suite With Dressing And Shower Rooms
- Double Garage
- Oil Fired Central Heating And Warm Air Heating
- Gardens Set On Approximately 1 Acre
- Fabulous Views Over the Surrounding Countryside
- Public Transport Is Close By



## Reception Hall

### Family Room 19'9 x 16'5 (6.02m x 5.00m)

Raised enclosed white enamel stove on matching stand; glazed double doors to terrace; door towards garage; porcelain flagged floor; open tread staircase to first floor; open plan to:-

### Kitchen 17'9 x 12'8 (5.41m x 3.86m)

Double white Belfast sink with stainless steel mono mixer tap; good range of laminate eye and floor level cupboards and drawers; quartz worktops; matching island unit with fitted cupboards, drawers and matching quartz worktop and breakfast bar incorporating a 4 ring induction hob, twin electric ovens and microwave; integrated dishwasher; porcelain flagged floor; glazed double doors to patio; open plan to:-

### Dining Room 4'8 x 4'0 (1.42m x 1.22m)

Walk-in larder (5'9 x 4'0); storage cupboard.

## Hall

Ceramic flagged floor.

### Bedroom 1 (En Suite) 12'11 x 12'1 (3.94m x 3.68m)

Porcelain flagged floor.

### En Suite Shower Room 12'11 x 4'9 (3.94m x 1.45m)

Contemporary white suite comprising, rectangular tiled shower with thermostatically controlled shower; glass shower panel; wall mounted wash hand basin with chrome mono mixer tap, illuminated mirror with shaver socket over; close coupled wc; part ceramic tiled floor; extractor fan.

### Laundry Room 8'0 x 6'3 (2.44m x 1.91m)

Range of floor level cupboards; formica worktops; plumbed and space for washing machine; porcelain flagged floor.

## Oak And Plate Glass Open Tread Staircase To:-

## First Floor

### Landing 18'3 x 7'0 (5.56m x 2.13m)

Keylite ceiling window.

## Cupboard

Joule pressurised hot water cylinder and Systemair Warm Air heat unit.

### Gallery / Bedroom 4 16'5 x 8'4 (5.00m x 2.54m)

Enclosed with plate glass and oak panels, overlooking the family room with views towards the Dairy Lough and lands; two Keylite ceiling windows; LED spotlighting; wood laminate floor.

### Master Bedroom 19'1 x 10'5 (5.82m x 3.18m)

Full height corner windows; wood laminate floor; LED spotlighting.

### Dressing Room 10'6 x 5'3 (3.20m x 1.60m)

Keylite ceiling window; range of fitted clothes rails, storage shelves and drawers.

### Shower Room 8'2 x 5'2 (2.49m x 1.57m)

White suite comprising, quadrant shower cubicle with thermostatically controlled shower; glass sliding shower doors and side panels; floating vanity unit with fitted wash hand basin, mono mixer tap, drawer under and illuminated mirror over; close coupled wc; wood laminate floor; LED spotlighting.

**Bedroom 3 12'11 x 12'9 (3.94m x 3.89m)**

Wood laminate floor.

**Principal Bathroom 11'1 x 9'0 (3.38m x 2.74m)**

Contemporary white suite comprising, free-standing bath with centrally located chrome mixer taps and telephone shower attachment; quadrant shower cubicle with thermostatically controlled shower; glass sliding shower doors and side panels; floating vanity unit with porcelain wash hand basin, chrome mono mixer tap, drawer under and illuminated mirror over; close coupled wc; vertical chrome heated towel radiator; wood laminate floor.

**Outside**

Double hardwood electrically operated wooden gates leading to an illuminated gravel drive with ample parking and to:-

**Double Garage 19'2 x 16'0 (5.84m x 4.88m)**

Roller door; light and power points.

**Car Port****Boiler House 5'2 x 4'9 (1.57m x 1.45m)**

Grant oil fired boiler.

**Gardens**

Extensive gardens surround the residence, landscaped in rolling lawns and planted with a selection of shrubs, trees, spring flowering bulbs and a rockery with Heathers, Hebes and Cypress shrubs, creating a pleasing outlook from the residence. A naturalised garden is planted with a selection of young native trees including, Birch, Scots Pine, Eucalyptus, Beech and Lime trees. A raised brick pavia terrace is enclosed with plate glass and stainless steel supports and overlooks the gardens and the orchard is planted with a selection of Apple trees.

**Note**

Lucy's Lodge is not included in the sale.

**Tenure**

Freehold

**Capital / Rateable Value**

£300,000. Rates Payable = £2915.40 Per Annum (Approximately)











**RICS**



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

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