



Canal View, 1A Nevins Row, Ballyskeagh Road, Lisburn, BT27 5TF

Price Guide £650,000

This unique property, located off the Ballyskeagh Road offers exceptional internal accommodation along with uninterrupted countryside views. Presented to an exceptional standard throughout, the inviting reception hall leads through to a comfortable living room with multi fuel stove. The main hub of the house is found with the large open plan kitchen / living / dining room with a beautifully crafted solid wood kitchen and range of integrated appliances along with contemporary Charnwood stove in the living area. There are four generous bedrooms (master with en-suite bathroom) family bathroom suite, utility room & W.C. Outside, there is a detached double garage which also comprises a self contained home office, gym and an abundance of storage. The garden is well landscaped and there is ample parking. There is also a private path to gate leading to the Lagan Tow Path, ideal for those that enjoy an outdoor lifestyle. Perfectly positioned on the semi-rural fringes of South Belfast, the location is convenient to all the amenities of South Belfast, Dunmurry and Lisburn.

- Beautiful Detached Home Extending To Approx. 2700 Sq Ft
- Stunning Kitchen With Range Of Appliances Open Plan To Spacious Living / Dining
- Utility Room & Ground Floor W.C
- Oil Fired Central Heating / Double Glazing
- Uninterrupted Countryside Views, Landscaped Mature Garden, Private Path To Gate Leading To Lagan Tow Path
- Four Generous Bedrooms (Master With En-suite Bathroom Suite)
- Comfortable Lounge With Multi - Fuel Stove
- Detached Double Garage Along With Home Office / Gym & Storage
- Alarm With Hardwired Security System Including Cameras & Sensors
- Perfect Location Close To The Many Amenities Of South Belfast

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC entrance door.

RECEPTION HALL



Tiled floor, storage off.



LIVING ROOM 15'4" x 14'4" (4.68 x 4.39)



Solid wood floor, brick fireplace with Stanley back boiler stove.

**KITCHEN LIVING DINING 24'3" x 20'4" at
widest points (7.4 x 6.2 at widest points)**



In-frame solid wood kitchen, island unit with stainless steel sink unit and hot water tap, marble work surfaces, integrated dishwasher, integrated hob, extractor fan, double oven and warming drawer. Charnwood multi fuel stove to living area.



UTILITY ROOM 6'3" x 5'3" (1.93 x 1.62)



High and low level units, plumbed for washing machine, stainless steel sink unit with mixer tap.

W.C

Low flush W.C, pedestal wash hand basin.

MASTER BEDROOM 25'11" x 25'3" at widest points (7.92 x 7.70 at widest points)



ENSUITE BATHROOM



Panel bath, low flush W.C, pedestal wash hand basin, enclosed walk in Aqualisa Aquastream Thermostatic Power Shower, part tiled walls, tiled flooring.

ON THE FIRST FLOOR

Excellent storage into eaves.

BEDROOM TWO 14'4" x 11'0" (4.39 x 3.37)



BEDROOM THREE 13'1" x 11'6" (4.0 x 3.53)



Storage into eaves.

BEDROOM FOUR 11'6" x 10'11" (3.53 x 3.33)



BATHROOM



Panel bath, walk in shower, wash hand basin with vanity below, chrome radiator, fully tiled walls and floor.

DETACHED DOUBLE GARAGE 20'11" x 18'8" (6.4 x 5.7)



GYM 18'8" x 15'5" (5.7 x 4.7)

HOME OFFICE 18'8" x 15'5" (5.7 x 4.7)

OUTSIDE



Mature, landscaped garden in lawn surrounded by trees & shrubs, spacious

patio and driveway with electric gates providing ample parking. Outside lighting and tap, bin and wood storage area. Private path to gate leading to Lagan Tow path.



Floor Plan



Sizes And Dimensions Are Approximate. Actual May Vary.



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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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