



38 Ballyskeagh Road, Lisburn, BT27 5TE

Price Guide £450,000

Located off the Ballyskeagh Road this property has recently undergone extensive renovation with the feel of a new build home. Offering exceptional internal accommodation that can be adapted as one needs, the property offers a turn key finish and is ready to move into. The works carried out include a full re-wire, re-plumb, new insulated roof, new K Glass windows and doors throughout, cavity wall insulation, PRB low maintenance render, newly fitted kitchen with integrated appliances, utility, family bathroom & en-suite. With a contemporary feel throughout the accommodation comprises, spacious living room with sliding patio doors to a private south facing patio and garden, open plan to fitted kitchen / dining area, utility room, four generous bedrooms (master with en-suite shower room) and contemporary bathroom suite. Enjoying uninterrupted countryside views and over looking McIlroy Park the setting is tranquil and 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.

- Fully Renovated Detached Home
- Four Bedrooms (Master With En-suite Shower Room)
- Excellent Living Room Open Plan To Kitchen / Dining
- Contemporary Kitchen With Integrated Appliances, Utility Room
- Adaptable wired garage / home office space
- Enclosed South Facing Garden With Paved Patios, Front & Side Garden In Lawn
- Oil Fired Central Heating With New Combi Boiler / K Glass Double Glazing
- Recent Works To Include Re-Wiring, Re-Plumbing, New Roof
- Luxury Family Bathroom Suite With Free Standing Bath & Walk In Shower
- Chain Free & Ready To Move Into

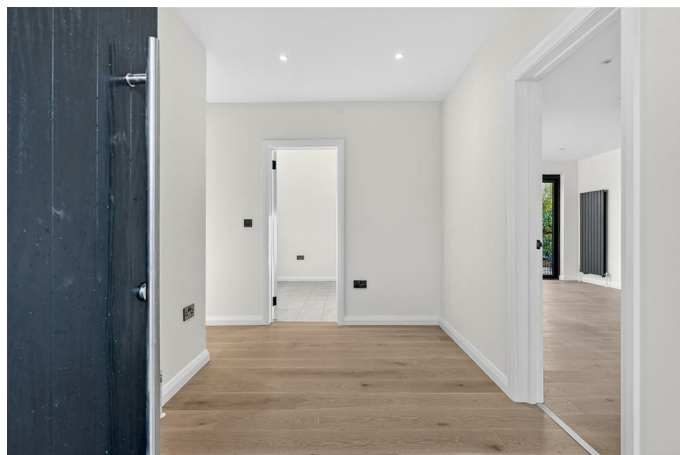
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

THE ACCOMMODATION COMPRISES

ENTRANCE

Composite front door with side glass panel. Entrance lighting.

RECEPTION HALL

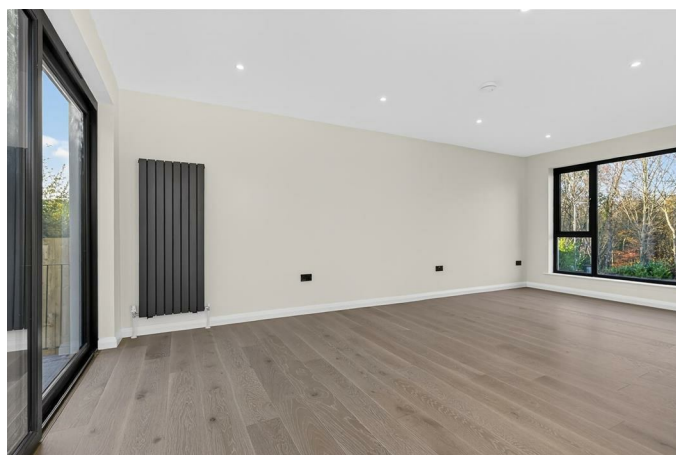


Wood flooring, recessed spotlighting. Access to roof space via slingsby ladder.

LIVING ROOM 21'11" x 11'9" (6.7 x 3.6)



Wood flooring, sliding patio doors to rear patio / garden. Open plan to kitchen / dining.



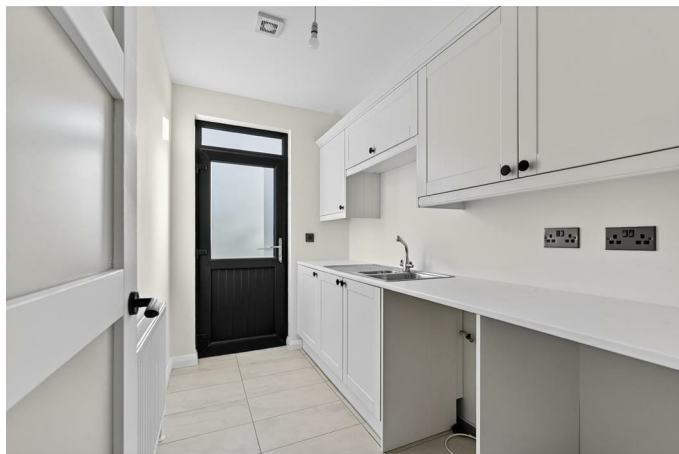
KITCHEN / DINING 20'11" x 9'10" (6.4 x 3.0)



Newly installed kitchen comprising excellent range of high and low level units, integrated appliances to include, dishwasher, wall mounted oven, electric hob and extractor fan. 1.5 sink unit with drainer and mixer tap. Space for fridge / freezer. Recessed spotlighting, tiled flooring and feature sky light.

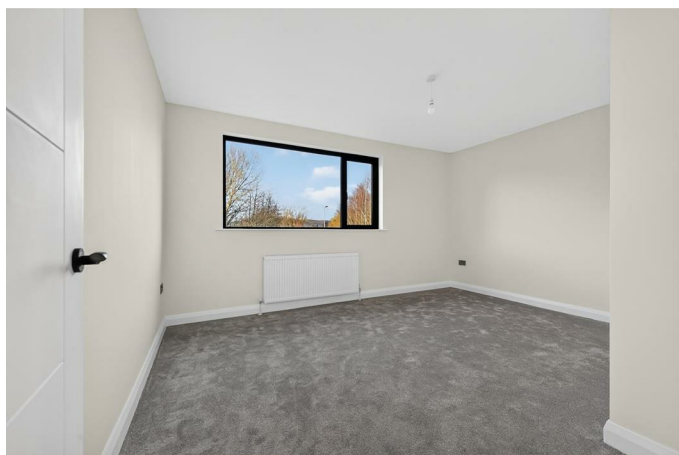


UTILITY ROOM 9'10" x 5'10" (3.0 x 1.8)



High and low level units, plumbed for washing machine and tumble dryer, 1.5 stainless steel sink unit with drainer and mixer tap, tiled flooring.

MASTER BEDROOM 15'1" x 12'5" (4.6 x 3.8)



ENSUITE



Newly installed contemporary suite comprising enclosed shower, pedestal wash hand basin with mixer tap, low flush W.C, wall mounted chrome radiator, fully tiled walls, tiled flooring.

BEDROOM TWO 15'1" x 12'5" (4.6 x 3.8)



BEDROOM THREE 13'9" x 11'1" (4.2 x 3.4)



BEDROOM FOUR 9'10" x 8'10" (3.0 x 2.7)



BATHROOM



Luxury suite comprising free standing bath with mixer tap, wash hand basin with vanity below, low flush W.C, walk in shower, part tiled walls, tiled flooring, recessed spotlighting, chrome wall mounted radiator.

HOME OFFICE / GYM 21'3" x 11'9" (6.5 x 3.6)

PVC patio doors. Wired. Can be adapted for different uses as desired.

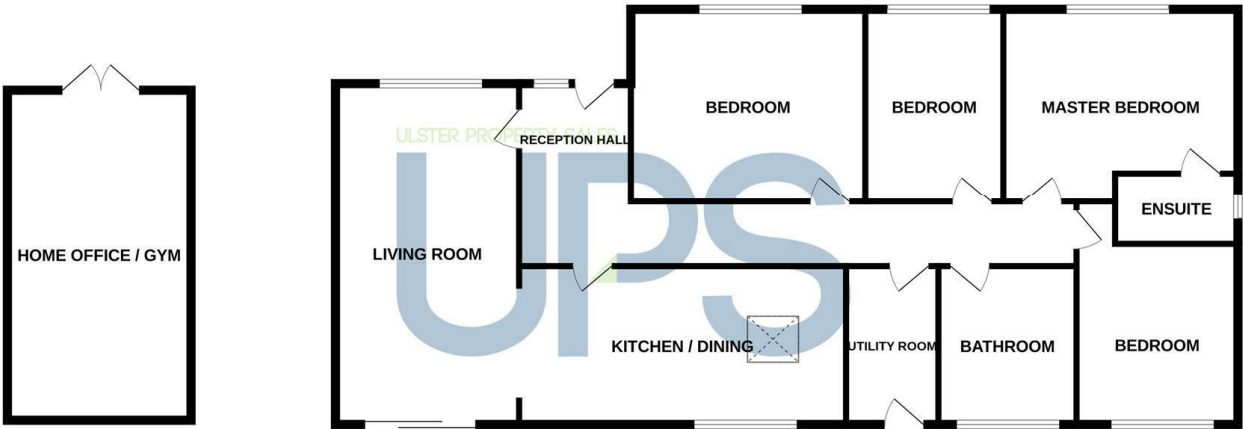
OUTSIDE



Surrounded by a mature south facing rear garden with paved patio areas. Side & front garden in lawn. Spacious driveway providing ample parking and turning space. Views over McIlroy Park. Wired for electric gates.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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