

**Tim Martin**  
— .co.uk



**48a Old Ballynahinch Road**  
**Lisburn**  
**BT27 6TH**

**Offers Around**  
**£495,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
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## SUMMARY

This spacious family home is set in its own grounds extending to circa 0.675 of an acre.

The residence offers spacious, well appointed accommodation over two floors and with a versatile layout, provides a range of options to suit many families needs.

The ground floor includes kitchen with adjoining laundry room, lounge, family and dining rooms. Three bedrooms, which are equally suitable for a home office or children's play room, and bathroom complete the ground floor. The first floor provides a further three bedrooms, bathroom and generous storage. The property is fitted with gas fired heating and partially double glazed.

Ideally located, the property is situated a short drive to Lisburn, the M1 and easy access to Belfast and Dublin.

## FEATURES

- Spacious Family Residence Set in its Own Grounds
- Six Well Proportioned Bedrooms
- Fitted Kitchen, Laundry Room and Separate WC
- Two Bathrooms with One at Ground Floor Level
- Gas Fired Central Heating and Partially Double Glazed.
- Ample Parking to the Front and Side Leading to Integral Garage
- Raised Timber Decking Enjoying a South Westerly Aspect to the Rear
- Generous Gardens to Front, Side, and Rear laid out in Rolling Lawns Bordered by Mature Hedges
- Convenient Commute to Ballynahinch, Hillsborough, Lisburn and Belfast

**Porch****7'5 x 6'3 (2.26m x 1.91m)**

Tiled floor; wooden front door with side lights.

**Reception Hall****7'5 x 6'3 (2.26m x 1.91m )**

Ceramic tiled floor; hardwood tongue and groove ceiling; wall lights.

**Lounge****17'7 x 12'8 (5.36m x 3.86m )**

Cream Marble fireplace and hearth; hardwood mantle; corniced ceiling; TV aerial connection point.

**Study / Office****12'7 x 9'10 (3.84m x 3.00m )**

Corniced ceiling.

**Kitchen****13'8 x 9'9 (4.17m x 2.97m )**

1½ tub single drainer stainless steel sink unit with mixer taps; good range of painted finish eye and floor cupboards and drawers; formica worktops; integrated Hotpoint double electric oven and 4 ring ceramic hob with extractor unit and light over; plumbed and space for dishwasher; part tiled walls.

**Rear Hall**

Door to garage.

**WC**

White close coupled WC.

**Utility Room****11'7 x 8'9 (3.53m x 2.67m )**

Double drainer stainless steel sink unit; range of laminate eye and floor level cupboards and drawers; formica worktops.

**Hallway Leading to:-****Dining Room****11'9 x 9'8 (3.58m x 2.95m )**

Built in cloak cupboard and linen cupboard.

**Bathroom****9'9 x 7'9 (2.97m x 2.36m )**

White suite comprising corner bath with chrome mixer taps; vanity unit with fitted wash hand basin and chrome mono mixer tap; cupboards under; close coupled WC; quadrant shower cubicle with tiled walls and thermostatically controlled shower; glass shower door and side panels; ceramic tiled floor.

**Bedroom 6 / Family Room****11'8 x 9'8 (3.56m x 2.95m )****Bedroom 5****10'10 x 8'5 (3.30m x 2.57m )**

Double built in wardrobe; wood laminate floor.

**Bedroom 4****11'8 x 11'8 (3.56m x 3.56m )**

Wood laminate floor; double built in wardrobe; built in furniture including a single and two built in wardrobes.

**First Floor****Spacious Landing****20'5 x 15'0 (6.22m x 4.57m )**

Maximum Measurements

Velux ceiling window; access to eaves storage, built-in cupboard.

**Bedroom 3****12'10 x 9'8 (3.91m x 2.95m )**

Pedestal wash hand basin.

**Bathroom****9'7 x 5'7 (2.92m x 1.70m )**

Coloured suite comprising panel bath; vanity unit with fitted wash hand basin; cupboard under; close coupled WC; part tiled walls.

**Bedroom 1****17'10 x 10'11 (5.44m x 3.33m )**

Maximum Measurements

Two double built in wardrobes and matching single wardrobe; eaves storage; Velux ceiling window.

**Bedroom 2****16'5 x 9'4 (5.00m x 2.84m )**

Built in wardrobe.

**Outside**

Double wooden gates and sweeping bitmac drive with ample parking leading to:-

**Integral Garage****18'8 x 17'6 (5.69m x 5.33m )**

Electronically operated up and over panel door; Beam central vacuum unit; fluorescent light and power points; Glowworm gas fired boiler.

**Gardens**

Generous gardens to front, side, and rear laid out in rolling lawns bordered by mature hedges providing good privacy. A raised timber decking enjoying a South Westerly aspect is situated to the rear of the residence.

**Note**

A paddock situated to the rear of the property is available to purchase by private negotiation.

**Tenure**

Freehold

**Capital / Rateable Value**

£192,000. Rates Payable = £1,746.82 Per Annum (Approx)





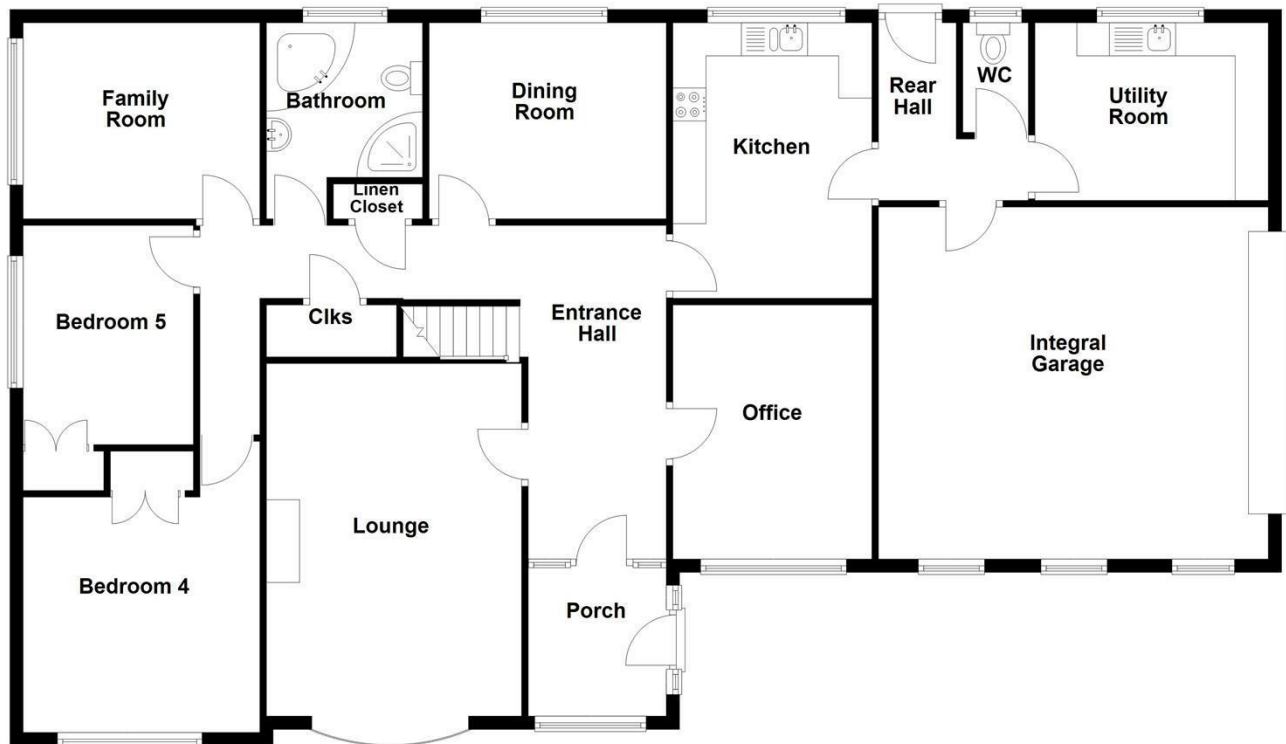






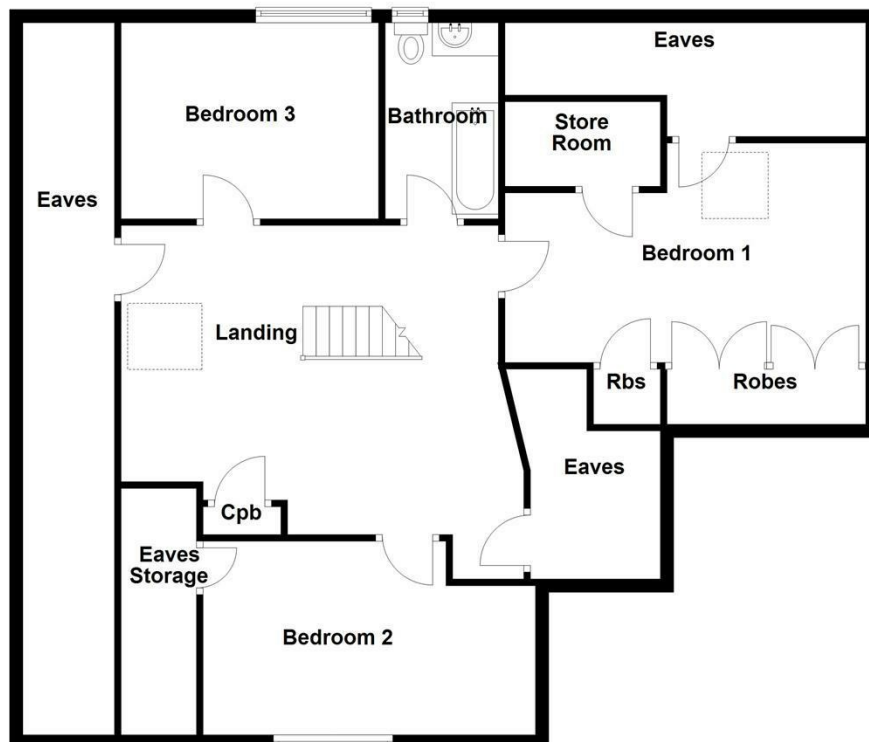


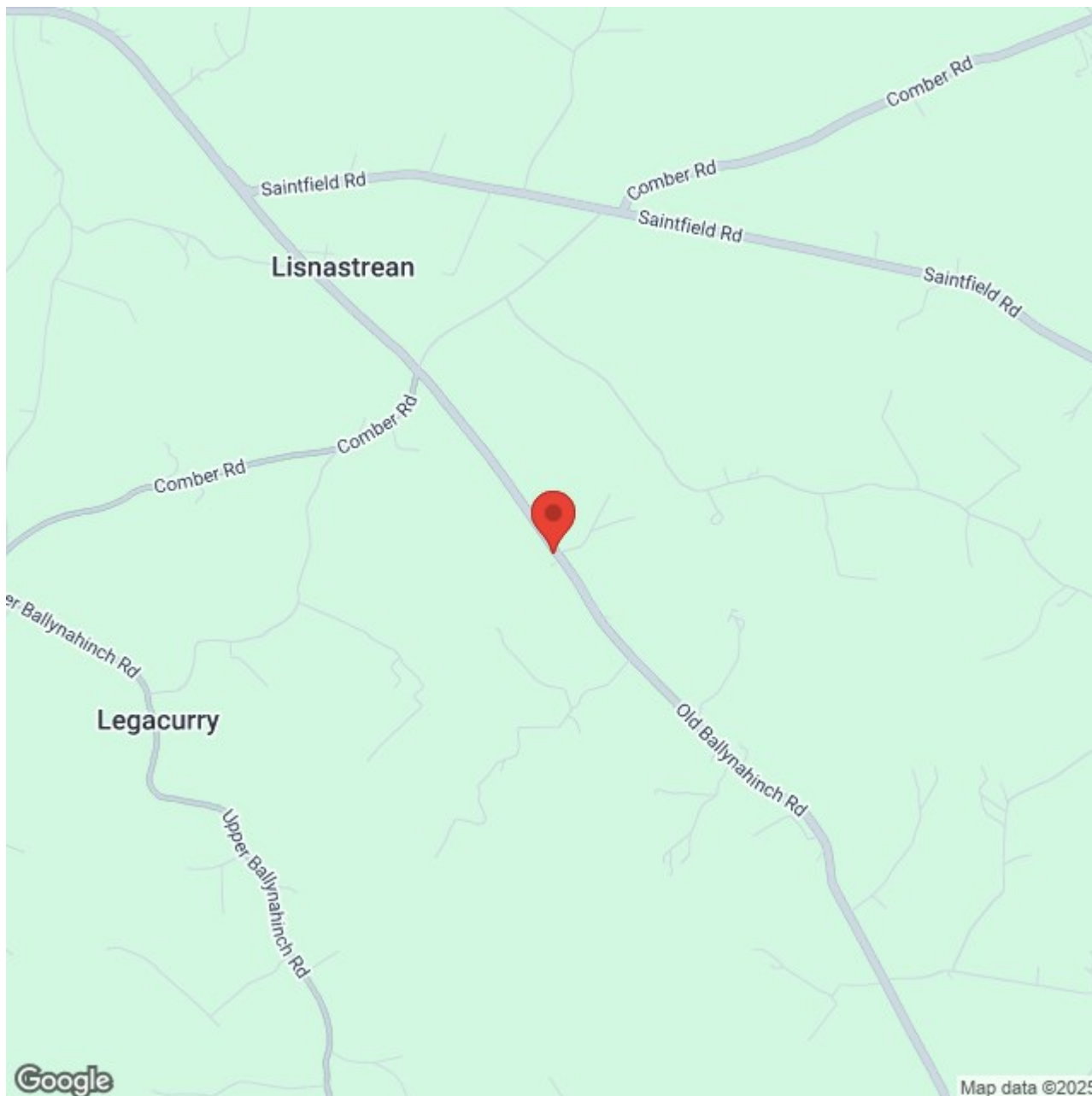
### Ground Floor



48 Old Ballynahinch Road, Lisburn

### First Floor





| 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>                            | 35      | 52        |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

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