

Tim Martin
— .co.uk



2 River Road
Lisburn
BT27 6TN

Offers Around
£460,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Occupying a mature site extending to approximately 1.4 acres, this superbly presented detached split level bungalow enjoys a peaceful rural setting with fabulous views over the surrounding countryside.

Thoughtfully designed and beautifully maintained, the property offers excellent family accommodation all on the one level, enhanced by oil fired central heating and double glazed windows and doors throughout. The heart of the home is the impressive open plan kitchen, living, and dining area, complete with a contemporary fitted kitchen, island unit, and walk in pantry, seamlessly flowing into the reception hall, a popular space for hosting family gatherings and celebrations. A bright and spacious lounge offers the perfect retreat for cosy winter evenings, while the home's flexible layout includes four generously sized bedrooms. The principal suite benefits from an en suite shower room, and the guest bedroom enjoys the luxury of an adjoining dressing room. A luxurious family bathroom, utility room, ample storage, and a cloakroom complete the main accommodation.

Externally, a sweeping driveway leads to an integral double garage with access to a WC, store, and additional basement storage, ideal for a workshop or hobby area. Excellent outbuildings and storage solutions make this an attractive option for those working from home or pursuing creative or professional interests.

The grounds are equally impressive, with rolling lawns framed by mature hedging, trees, and established shrubbery. Well positioned patio areas at the front and rear offer the perfect setting for outdoor entertaining or simply enjoying the tranquil surroundings.

Ideally located near the junction of the Old Ballynahinch Road, the property provides easy access to Ballynahinch, Lisburn, Royal Hillsborough, Belfast, and the motorway network. A range of excellent schools, shopping facilities, and sporting clubs are within convenient reach, making this an ideal family home in an enviable location.

FEATURES

- Superbly Presented Detached Split Level Bungalow, Living Space all on One Level. Occupying a Mature Site Extending to Approximately 1.4 Acres or Thereabouts
- Bright and Spacious Reception Hall and Lounge - A Popular Space for Family Gatherings and Celebrations
- Contemporary Fitted Kitchen with Island Unit and Walk In Pantry Plus Utility Room
- Four Excellent Sized Bedrooms, Including Principle Bedroom with an Ensuite Shower Room and Walk In Wardrobe and Guest Bedroom with Dressing Room
- Family Bathroom Fitted with A Luxurious White Suite
- Integral Double Garage with Access to a Store, WC and Additional Basement Storage
- Separate Outbuildings and Storage – Perfect for Those Working from Home or With Creative or Professional Interests
- Oil Fired Central Heating and Double Glazed Windows and Doors
- Beautifully Maintained Gardens Laid out in Lawn with Front and Rear Patio Areas
- Within Convenient Commuting Distance to Ballynahinch, Lisburn, Royal Hillsborough, the Motorway Network and an Excellent Choice of Primary and Secondary Schools

Entrance Porch

Glazed PVC entrance door with matching side light; tiled floor; cornice ceiling; glazed door through to:-

Reception Hall

19'1 x 11'11 (5.82m x 3.63m)

Maximum Measurements

Wood strip floor; cornice ceiling; recessed spotlights.

Cloak Room

Walk In Hotpress

With lagged copper cylinder and shelving.

Lounge

17'7 x 12'0 (5.36m x 3.66m)

Tiled floor; recessed spotlights; TV aerial connection point.

Kitchen / Living / Dining

30'6 x 13'8 (9.30m x 4.17m)

Maximum Measurements

Superb range of luxury fitted high and low level cupboards and drawers with matching island unit incorporating 1½ tub sink unit with swan neck mixer taps; integrated Nordmende double electric oven; Nordmende 4 ring ceramic hob; concealed extractor unit over; Hotpoint fridge; Hotpoint freezer; Nordmende dishwasher; pull out bin cupboard; walk in pantry with shelving; workspace with recessed desk and cupboards over; breakfast larder / coffee station with concertina doors and power points; Quartz worktops with matching splashback and breakfast bar; recessed spotlights; lighting over island; wood effect tiled floor; vertical radiator.

Utility Room

9'5 x 4'7 (2.87m x 1.40m)

Space and plumbing for washing machine and tumble dryer; plumbing for sink unit; wood effect tiled floor; extractor fan; glazed door to rear.

Principal Bedroom

13'3 x 11'11 (4.04m x 3.63m)

Wood laminate floor; cornice ceiling; walk in wardrobe with hanging space and shelving.

En Suite Shower Room

7'4 x 3'10 (2.24m x 1.17m)

Modern white suite comprising separate tiled shower cubicle with Mira sport electric shower unit and wall mounted telephone shower attachment; wall mounted wash hand basin with mono mixer taps and vanity unit under; close coupled WC; part tiled walls; tiled floor; recessed spotlights.

Bedroom 2

11'9 x 10'1 (3.58m x 3.07m)

Wood laminate floor.

Bedroom 3

11'4 x 11'8 (3.45m x 3.56m)

Wood laminate floor.

Bedroom 4**10'1 x 9'4 (3.07m x 2.84m)**

Wood laminate floor.

Dressing Room**10'1 x 6'5 (3.07m x 1.96m)**

Wood laminate floor.

Cloak Room**Bathroom****10'0 x 8'1 (3.05m x 2.46m)**

Contemporary white suite comprising panelled bath with pillar mixer taps; separate walk in shower area with Mira sport electric shower unit and wall mounted telephone shower attachment; close coupled WC; wall mounted wash hand basin with mono mixer taps and vanity unit under; water resistant panelling; LVT water resistant floor; towel radiator.

Outside

Gates and pillars leading to a spacious bitmac driveway with ample parking leading for ample cars, caravans, boats etc to the front, side and rear of the property and to:-

Integrated Double Garage**48'2 x 13'9 (14.68m x 4.19m)**

Maximum Measurements

Roller door; light and power points; side access; access to:-

Store**21'5 x 8'4 (6.53m x 2.54m)**

Light and power points.

WC**6'7 x 3'3 (2.01m x 0.99m)**

Low flush WC and pedestal wash hand basin; access to additional basement storage.

Gardens

Mature gardens surround the property and are laid out in rolling lawn and planted with mature hedging, shrubs and trees; decorative gravelled area; spacious paved patio area to the front and rear; outside lights and water tap; PVC oil storage tank; warmflow oil fired boiler.

Bitmac Driveway Leading to:-**Store****15'5 x 12'3 (4.70m x 3.73m)**

Tiled floor; fluorescent lights; power points.

Outbuildings**54'7 x 39'0 (16.64m x 11.89m)**

Currently split into convenient sized stores; wash room with space and plumbing for washing machine; light and power points.

Store**9'9 x 5'1 (2.97m x 1.55m)****Tenure**

Freehold

Capital / Rateable Value

£235,000. Rates Payable = £2183.03 Per Annum (Approx)

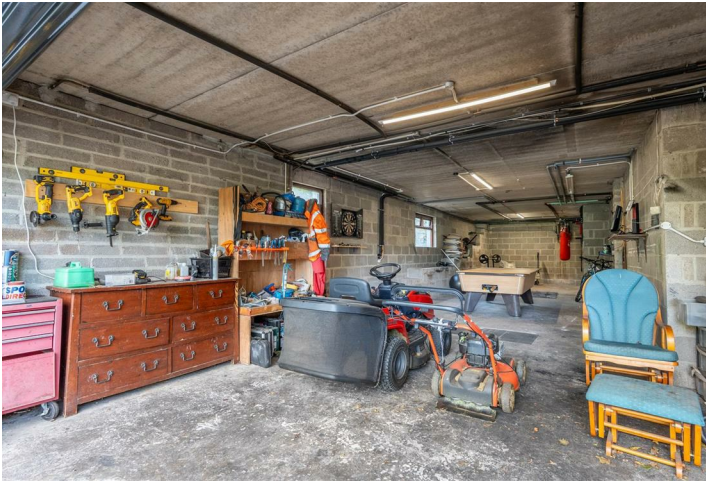




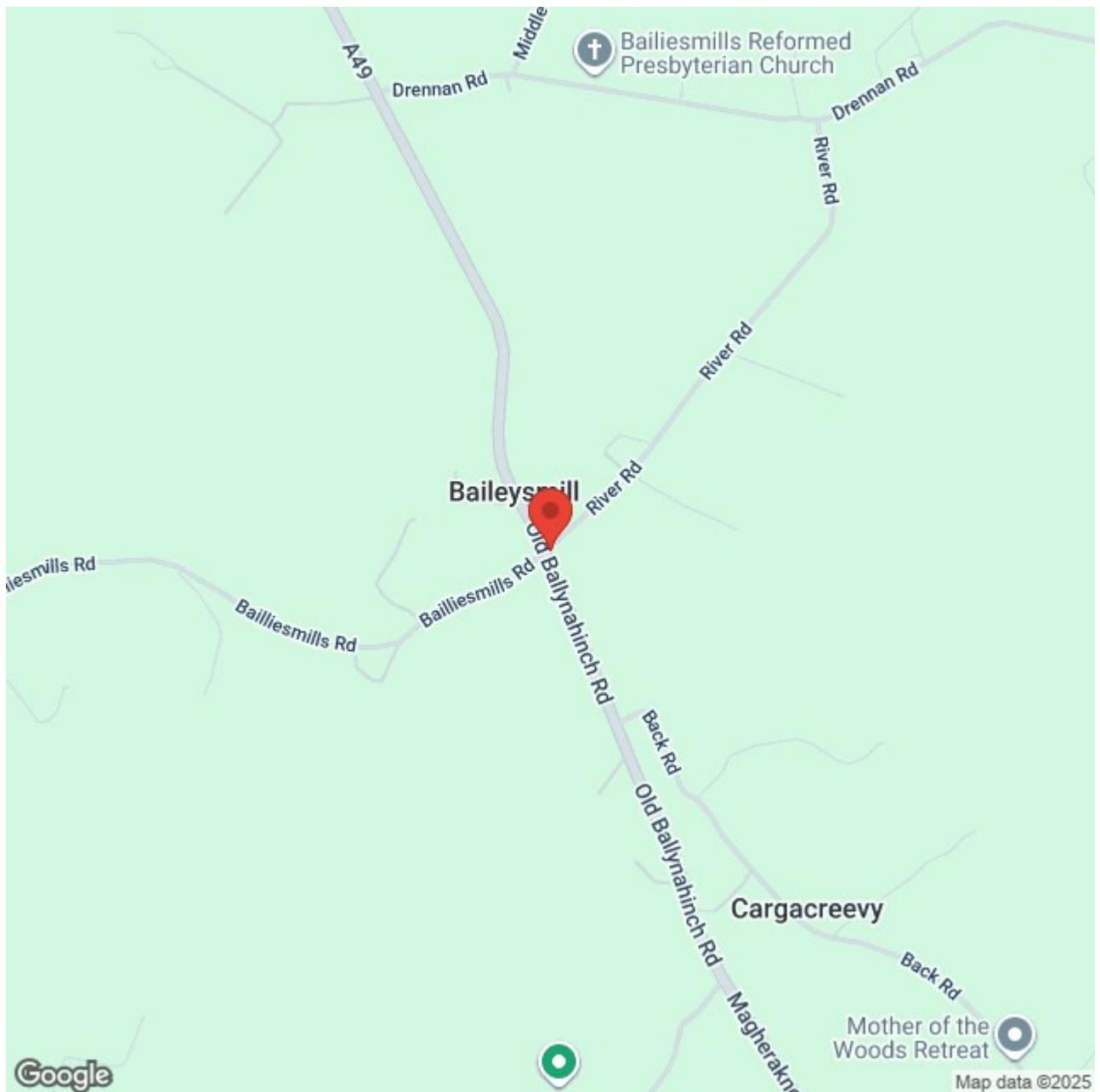












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.