



5 ROCK ROAD, LISBURN, BT28 3SU



A rare opportunity to purchase this beautiful, detached home with water views in a peaceful semi-rural location offering the perfect blend of countryside living yet only a short drive from both Belfast and Lisburn, enjoying easy access to top schools and lots of amenities as well as being within easy reach of Belfast International Airport and surrounding villages and all they have to offer.

The property is ideally placed on a generous plot with extensive outdoor space ideal for families and entertaining and offers potential for those looking for plenty of room to work from home, subject to normal consent, and the well-appointed accessible living space that extends to around 850 sq ft is briefly outlined below.

There are three good-sized bedrooms and a bright and airy living room that has a cosy open fire, and there is also a separate fitted kitchen and a white bathroom suite.

The property further benefits from oil-fired central heating and triple glazing that was installed around 2 years ago to include new front and back doors.

The property enjoys a bright southerly position and well-maintained grounds, to include a notable elevated patio that enjoys tranquil views of the water and surrounding countryside and offers the perfect entertaining space in a most peaceful setting.

The property offers convenience to lots of services, shops, restaurants and recreational facilities while still enjoying the calm of the countryside, and we have no hesitation in recommending viewing to avoid disappointment!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			87
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			38
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £274,950

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Key Features

- A rare opportunity to purchase this charming detached home ideally placed on this large site that enjoys beautiful water views and also views of the surrounding open countryside.
- Three good-sized bedrooms.
- Separate fitted kitchen / EV charger.
- Extensive site offering lots of potential and plenty of well-maintained outdoor areas to enjoy, to include space for multiple vehicles with the potential to work from home subject to normal consent.
- Properties like this rarely present themselves, and it offers a beautiful, peaceful location yet proximity to lots of services.
- Perfect location, enjoying the calm of countryside living yet only a short drive to all of the abundance of amenities in Belfast and Lisburn, including lots of schools.
- Bright and airy living room with cosy open fire.
- New triple-glazed windows were installed around 2 years ago to include both front and back doors / oil-fired central heating.
- It's only around 10 minutes to Andersonstown and Lisburn, as well as very close to surrounding villages, and Belfast International Airport can be reached in less than 15 minutes.
- Early viewing is highly recommended, and viewings are strictly by private appointment only.





GROUND FLOOR

Upvc double glazed front door to:

SPACIOUS AND WELCOMING ENTRANCE HALL

Wood strip ceiling, cloakroom.

LIVING ROOM

19'11 x 12'5

Centre rose, cornicing, attractive
fireplace with cosy open fire.

SEPARATE FITTED KITCHEN

10'6 x 9'1

Range of high- and low-level units,
single-drainer stainless steel 1 1/2
sink unit, built-in hob and under-
oven, stainless steel extractor fan,
integrated microwave, tiled walls.

BEDROOM 1

11'2 x 8'5

Built-in robes.

BEDROOM 2

13'0 x 10'0

BEDROOM 3

10'10 x 9'8

WHITE BATHROOM SUITE

Bath, electric shower unit, low flush
w.c, wash hand basin, tiled walls.

OUTSIDE

Boiler house with light and power,
oil-fired boiler, elevated patio with
water views, additional storage
facility, well-maintained secluded
garden with pear and apple trees,
ample off-road parking, additional
well-maintained front garden and
further side garden.

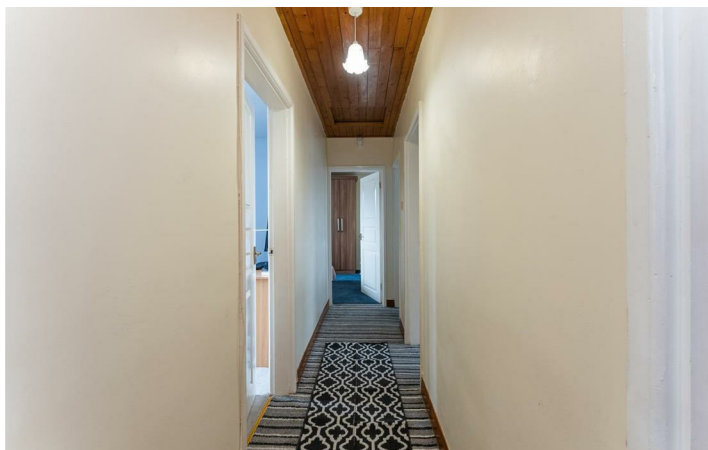
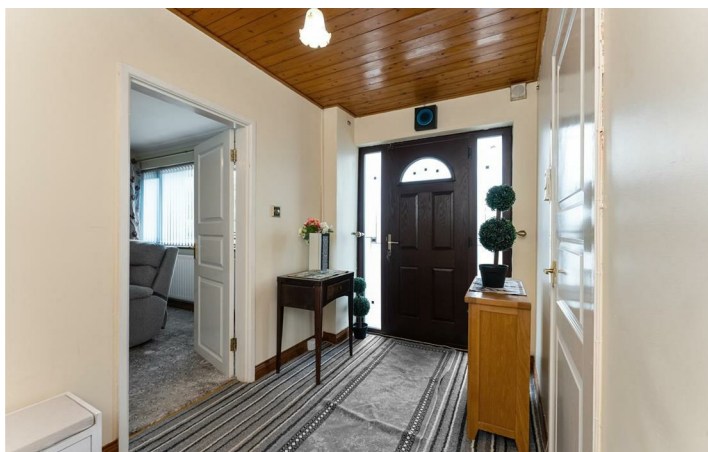
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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18448357

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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