

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**7 BARNFIELD ROAD, OFF
HUNTINGDON HILL,**

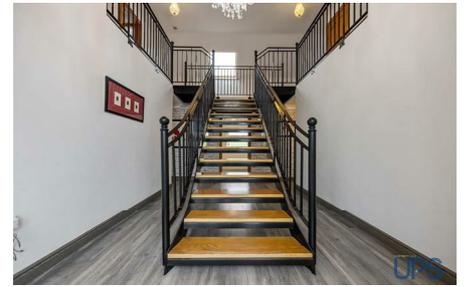
OFFERS AROUND £365,000

A substantial red brick detached chalet bungalow approached by a private sweeping lane that enjoys an elevated private position within this highly regarded residential area. Five excellent bright double bedrooms. Principle bedroom with ensuite shower suite. Further ground floor double bedroom with ensuite bathroom and dressing room. Two separate reception rooms, lounge with feature double patio doors. Luxury fitted kitchen / dining area / open to family room / separate utility room. Spacious white bathroom suite with feature shower cubicle. Upvc double glazed windows / doors / eaves and fascia also in white upvc. Oil fired central heating system / feature ground floor under floor heating. Feature staircase to a bright gallery landing. Good presentation throughout. Driveway with ample car parking. Separate access to further car parking area. Secluded, private site. Planning Permission Granted for double garage and garden room. Fantastic location between Belfast and Lisburn, enjoying easy access to lots of schools, shops, and transport links, including the Glider service on the Stewartstown Road. Excellent road and motorway network are all nearby. Well worth a visit. Chain free.



Key Features

- A substantial red brick detached chalet bungalow approached by a private sweeping lane.
- Principle bedroom with ensuite bathroom and dressing room.
- Large Utility room.
- Oil fired central heating / feature ground floor under floor heating.
- Well worth a visit.
- Five excellent well appointed double bedrooms.
- Luxury fitted kitchen / Dining area.
- Upvc double glazing / eaves / fascia.
- Private elevated site with further potential / Planning Permission granted for Garden Room & Double Garage.
- Chain Free / Immediate Possession.



GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

Wooden effect strip floor, feature under floor heating, feature open tred staircase to gallery landing.

LOUNGE

19'0" x 13'5"

Feature brick fireplace with hearth and beamed mantel, wooden effect strip floor, Upvc double patio doors, deep moulded corning.

LUXURY FITTED KITCHEN / DINING AREA

13'0" x 12'7"

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, 4 ring ceramic hob, built-in oven, overhead extractor hood, integrated dishwasher, fridge and freezer, feature archway to;

FAMILY ROOM

12'10" x 10'10"

Feature fireplace with inset and hearth.

UTILITY ROOM

8'8" x 7'6"

Range of units, Belfast sink.

PRINCIPLE BEDROOM 1

15'9" x 13'10"

ENSUITE BATHROOM

Corner jacuzzi bath, pedestal wash hand basin, low flush w.c. tiling.

DRESSING ROOM

Feature shelving.

BEDROOM 2

10'10" x 9'10"

BEDROOM 3

11'9" x 10'6"

WHITE SHOWER SUITE

Fully tiled shower cubicle, wash hand basin, vanity unit, low flush w.c.

FIRST FLOOR

GALLERY LANDING

Wood strip floor, velux window, walk-in hotpress.

BEDROOM 4

17'0" x 22'2"

Velux window.

ENSUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low flush w.c. storage into eaves.

BEDROOM 5

12'1" x 14'3"

Walk-in robe.

OUTSIDE

Drive way to ample car parking, separate access to further car parking area.











7 Barnfield Road, Lisburn, BT28 3TQ



Total Area: 245.2 m² ... 2639 ft²
All measurements are approximate and for display purposes only

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			
Northern Ireland		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

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