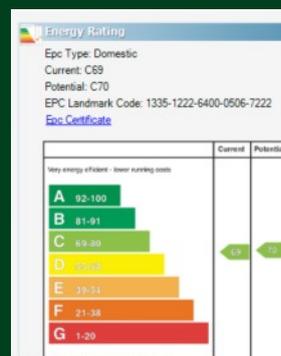




17 Fort Road,
Ballylesson,
Belfast,
BT8 8LX

Offers Around
£925,000

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This truly outstanding detached residence was designed and project managed by David Turkington of Turkington Magowan Architects, and enjoys that rare combination of a beautifully appointed modern home in a mature rural setting with views from every aspect over the surrounding countryside. Stone has been sourced from a quarry less than two miles away and from the exterior the building is quite breathtaking together with the stunning and overwhelming use of glass.

Entering the property via its powerful entrance, there is little or no clue as to what lies above you as you climb the staircase or use the glass elevator.

The luxury accommodation and master bedroom are all situated on the first floor to have full advantage of the views and with the split level garden design, the terrace and patio area can all be accessed from there.

The location is close to both Lisburn, Belfast, primary and secondary schools and Malone, Dunmurry and Belvoir Golf Clubs. For those seeking a distinctive family home in a popular and sought after location, this must be a rare opportunity and one not to be missed.

- Detached Residence Built-in 2006 of Imposing Design and Quality with 4 Person Glass Elevator
 - Lounge with Cast Iron Stove with Access to Patio Balcony
- Stunning Kitchen by Interior 360 with Quartz & Granite Worktops with Electric Aga (ER7), Large Central Island & Dining Area
 - Living Room with Wood Burning Stove Open Plan to Conservatory
 - Spacious Family Room / Sun Room with Cast Iron Stove & Mature Outlook
- Principal Suite with Magnificent Bathroom and Full Range of Built-in Furniture and Door to Patio
- 3 Further Double Bedrooms, 1 with Ensuite Shower Room and Connecting Ensuite Jack & Jill Bathroom Between Bedrooms 2 and 3
 - Underfloor Geothermal Central Heating with Heat Exchange Unit/(Phase 3 Electricity)/Air Circulation System/High Pressurised Water System/Burglar Alarm System
 - High Specification Internal and External Lighting/Triple Locking Doors
- Powder Coated Aluminium Double Glazed Window Frames, Aluminium Gutterings and Soffits
 - Oak Doors, Architraves and Skirtings
- Attached Large Garage with Electrically Operated Up and Over Doors/Tarmac Driveway and Parking Areas, electrically Operated Entrance Gates
- Landscaped Gardens of Just Under an Acre, in Lawns, Flowerbeds, Trees, Shrubs, Terraced to Rear and with Patio Areas



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www.templetonrobinson.com

The Property Comprises:

Ground Floor

RECEPTION HALL: Impressive reception hall with tiled and Mosaic tiled flooring. Door to integral garage.

PLANT ROOM: 11' 2" x 10' 4" (3.4m x 3.15m) Ecoforest ground source heat system. Drying area. 4 person glass elevator and open tread staircase leading to first floor.

First Floor

CLOAKROOM & SEPARATE LOW FLUSH WC: Tiled floor.

LOUNGE: 17' 9" x 17' 7" (5.41m x 5.36m) Beautiful views across rolling countryside, aluminium French doors to balcony views to Antrim Hills, porcelain tiled floor, contemporary cast iron wood burning stove with tiled hearth, modern recess lighting.



OPEN PLAN KITCHEN/DINING ROOM: 33' 3" x 14' 3" (10.13m x 4.34m) Contemporary modern kitchen by Interior 360, excellent range of high- and low-level units. Reconstituted stone work tops with stainless steel sink unit with mixer taps, built in Semen's high level oven and combi microwave oven, warming drawer, full length fridge and freezer, twin dishwasher, 'Blanco' inset stainless steel sink unit, wine fridge, 4 oven electric (eR7) Aga and extractor fan. Large breakfast item with reconstituted stone worktops, raised Oak built-in breakfast bar, built in shelving, porcelain tiled floor, triple aspect windows, mature outlook, open to ample dining area with low voltage spotlight. Access to Balcony.



UTILITY ROOM: 9' 9" x 6' 0" (2.97m x 1.83m) Single drainer stainless steel sink unit, plumbed for washing machine and tumble dryer, ceramic tiled floor, built-in cupboards, door to rear.

LIVING ROOM OPEN PLAN TO SUN ROOM: 24' 5" x 12' 1" (7.44m x 3.68m) Porcelain tiled flooring, cast iron wood burning stove, glazed door to paved patio. Sun room with fitted blinds.



PRINCIPAL BEDROOM: 24' 0" x 19' 6" (7.32m x 5.94m) (Overall measurements) Oak wood strip floor, range of built-in furniture including robes, shelving, recessed bookcase and desk area, door to paved patio area. Access to roofspace via Slingsby type ladder.

ENSUITE SHOWER ROOM: white suite comprising, low flush WC, Jack and Jill Duravit White suite, double vanity sink unit with chrome mixer taps. Two tall storage cabinets. Walk in shower unit with chrome overhead shower unit, chrome additional shower attachment, soak away, tiled splashback, ceramic tile floor, chrome heated tall rail, low voltage spotlight, extractor fan.



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Ground Floor

INNER HALL: Oak wood strip floor, leading to bedrooms.

WALK-IN CUPBOARD: Shelved, Oak wood strip flooring.

WALK-IN LINEN CUPBOARD: Oak wood strip flooring - thermostatic controls.

STORE ROOM: Built-in shelves, Oak wood strip floor.

BEDROOM (1): 19' 0" x 12' 3" (5.79m x 3.73m) Oak wood strip flooring, walk-in wardrobe with shelves.

ENSUITE SHOWER ROOM: Corner shower cubicle with glass doors, vanity unit, low flush wc, heated towel rail, part tiled walls, ceramic tiled floor.



BEDROOM (2): 13' 3" x 11' 7" (4.04m x 3.53m) Oak wood strip floor.

SHARED ENSUITE BATHROOM: Panelled bath, corner shower cubicle with sliding glass door, low flush wc, vanity unit, heated towel rail, part tiled wall, ceramic tiled floor.

BEDROOM (3): 13' 3" x 11' 7" (4.04m x 3.53m) Oak wood strip floor.



Outside

Electric wrought iron entrance gates, tarmac driveway and parking areas. Magnificent site of approximately 0.9 acre with views of surrounding countryside, landscaped gardens front and side and elevated to rear in lawns, flowerbeds, shrubs and variety of specimen trees. Paved patio and barbecue area.







Location:

Turn off Ballylesson Road onto Fort Road and property is on right hand side.

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Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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