



‘Canal View’,  
1A Nevins Row,  
Ballyskeagh Road,  
LISBURN,  
BT27 5TF

Offers Around  
£599,950

Viewing by  
appointment with  
& through agent  
028 9266 1700

Energy Rating		
	Current	Potential
Very energy efficient - lower running costs:		
A 92-100		
B 81-91		
C 69-80		
D 55-51		
E 39-51		
F 21-38		
G 1-20		



Set just off Ballyskeagh Road, this impressive home enjoys breathtaking, uninterrupted south-facing views across the Lagan Valley Regional Park, Lagan Tow Path and canal. Carefully designed to maximise its setting, the main reception rooms are filled with natural light and positioned to take full advantage of the scenic countryside outlook.

Finished to an exceptional standard throughout, the accommodation includes a welcoming reception hall leading to a stylish family living room with a striking brick fireplace and Stanley multi-fuel stove. The heart of the home is the expansive open-plan kitchen, living and dining area, featuring a bespoke solid wood in-frame kitchen with integrated appliances and a Charnwood multi-fuel stove. Patio and sliding doors open directly

onto the south-facing garden, creating a seamless connection between indoor and outdoor living.

The property offers four generous double bedrooms, including a principal suite with en-suite bathroom and dressing area, along with a family bathroom, utility room and guest WC. Outside, there is a detached double garage with storage above, a separate home office and private gym.

The beautifully landscaped gardens include paved patios, atmospheric lighting and an extensive composite deck, with private access onto the Lagan Tow Path, ideal for walking and cycling routes to Lisburn and Belfast.



- Striking Detached Family Residence Set On An Elevated, South-Facing Site With Direct Access To The Lagan Valley Regional Park
- Enjoying Breathtaking Panoramic Views Across Open Countryside, The Scenic Lagan Tow Path And Lagan Canal
- Generous And Well-Designed Family Accommodation Extending To Approximately 2,700 Sq Ft Over Two Levels, Finished To An Exceptional Standard Throughout
- High-Quality Contemporary Kitchen With A Full Range Of Integrated Appliances, Seamlessly Open To A Spacious Living And Dining Area Ideal For Entertaining
  - Impressive Entrance Hall Offering Immediate South-Facing Views Over The Surrounding Countryside And Lagan Tow Path
  - Beautifully Landscaped, Mature South-Facing Gardens With Multiple Patio And Decked Areas Designed To Take Full Advantage Of The Regional Park Setting And Outstanding Views
- Four Spacious Double Bedrooms, Including An Impressive Principal Suite With En-Suite Bathroom And Dedicated Dressing Area
- Versatile Accommodation Including Home Office And Gym Facilities, Ideal For Modern Family Living
  - Excellent Private Off Street Parking Accessed Via Electric Gates
  - Detached Double Garage With Additional Storage Space Above
- Perfectly Suited To Those Seeking An Active, Outdoor-Focused Lifestyle With Direct Access To Walking And Cycling Routes
- Landscaped Gardens And Paved Walkways Featuring A Private Gated Entrance Directly Onto The Lagan Tow Path For Walking, Jogging And Cycling
- Ideally Positioned On The Semi-Rural Outskirts Of South Belfast, Offering A Peaceful Setting While Remaining Convenient To South Belfast, Dunmurry And Lisburn Amenities
  - Early Viewing Highly Recommended
  - To Arrange a Private Viewing Please Contact our Lisburn Office on 02892 661 700

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The Property Comprises:

### Ground Floor

uPVC entrance door with glass inset.

RECEPTION HALL: South facing, picture windows providing stunning views, tiled floor, 2 storage cupboards and central stairwell leading upstairs to double height landing. Additional glass door to front patio.



KITCHEN/LIVING/DINING: 24' 3" x 20' 4" (7.39m x 6.2m) In frame solid wood luxury Shaker style kitchen, full range of pull-out drawers and cupboards including double larder unit and stainless steel vegetable drawers. Large island unit with complimentary marble worktops, upstands and splashback. Integrated appliances to include Quooker hotwater tap, dishwasher, electric hob, self-cleaning electric oven, combination microwave/oven, warming drawer, tall upright fridge, under counter freezer. Fully tiled floor, extensive use of recess lighting and wall/pendant lighting, motorised blinds to windows and doors.





Contemporary Charnwood multi fuel stove to the living area and patio doors from the dining area to the front south-facing garden with extensive seating areas. Sliding doors to the south-west leading to Al fresco dining area with electric heater.



UTILITY ROOM: 6' 3" x 5' 3" (1.91m x 1.6m) Tiled floor, high and low level units, plumbed for washing machine, stainless steel sink with mixer tap, full height storage cupboard with shelving.  
DOWNSTAIRS W.C.: Low flush WC, pedestal wash hand basin, tiled floor.



LIVING ROOM: 15' 4" x 14' 4" (4.67m x 4.37m) Double entrance doors, solid wood maple floor, custom built brick fireplace incorporating a Stanley Multi Fuel Stove with a back boiler linked to heating system.



PRINCIPAL BEDROOM: 25' 11" x 25' 3" (7.9m x 7.7m) (at widest points). Large principal suite with feature exposed and treated timber beams. The luxurious sleeping area has been incorporated within the purpose built stone turret room with a raised ceiling height and triple aspect windows. The suite also includes a large dressing area, built in storage, recessed lighting.



ENSUITE BATHROOM: Panel bath, low flush W.C., pedestal wash hand basin, enclosed 900mm walk in corner shower with a Aqualisa Aquastream Thermostatic Power Shower, part tiled walls, tiled floor, recessed lights.



## First Floor

LANDING: With gallery overlooking the hall below and open countryside views. Generous walk in hot press storage with access to under eaves storage to the rear of the property. Hatch to loft accessed via loft ladder, recessed lighting.

BEDROOM (2): 14' 4" x 11' 0" (4.37m x 3.35m) South facing double bedroom with picture window overlooking open countryside and Lagan Valley Tow Path and Regional Park. Recessed lighting.



BEDROOM (3): 13' 1" x 11' 6" (3.99m x 3.51m) South facing double bedroom with double aspect windows to the front and side providing countryside views. Generous eaves storage divided into 3 cupboards with one hanging and two fully shelved cupboards.



BEDROOM (4): 11' 6" x 10' 11" (3.51m x 3.33m) East facing double bedroom with views over open countryside. Walk-in wardrobe with generous hanging and shelving areas.



FAMILY BATHROOM: Recently installed luxury bathroom. Low flush WC, vanity unit, electric mirror, panel bath with mixer tap and hand shower, 1200mm x 900mm walk-in shower enclosure with rain dance shower head, heated towel radiator, fully tiled, recessed lighting.



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## Outside

DETACHED GARAGE: 20' 11" x 18' 8" (6.38m x 5.69m) Double garage with electric roller door.

Internal stairs to floored store room.

GYM: 18' 8" x 15' 5" (5.69m x 4.7m) Wooden access door, laminate floor, access door to garage.

HOME OFFICE: 18' 8" x 15' 5" (5.69m x 4.7m) External stairs lead to the self-contained home office with fitted desks, multiple electric points, storage under desk. Separate patio and decked area to the front of the office entrance.



BIN STORE: Located below the office patio, bin and log store, outside tap.

Mature, landscaped gardens including lawn surrounded by trees and shrubs, spacious patios, composite decked balcony enjoying Lagan Canal views and pathway to Lagan Tow Path. This home provides excellent connections to the gardens and surrounding Lagan Valley Regional Park for those who wish to enjoy inside/outside living and entertaining. Driveway with electric gates providing ample parking, space for EV charge point. Extensive use of outside lighting surrounding the property.







Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Coming along Ballyskeagh Road towards Laganview Driving Range, turn left onto Nevins Row. Number 1A is located at the bottom of the road on the right hand side.

Lisburn	- 028 92 66 1700
Lisburn Road	- 028 90 66 3030
Ballyhackamore	- 028 90 65 0000
North Down	- 028 90 42 4747

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