



We are pleased to present to the sales market this beautifully appointed four-bedroom detached family home, ideally positioned on a private site within the highly sought-after Breton Hall development.

Located just off Boomers Road, the property offers excellent convenience for commuters travelling to Belfast or Hillsborough, and is only a short distance from Lisburn City Centre with its wide range of amenities. It also lies within the catchment area for several of the region's most prestigious schools.

The ground floor features a bright and welcoming entrance hall with access to a downstairs WC and a spacious living room with wood-burning stove. The impressive open-plan kitchen/living/dining area enjoys a stunning vaulted ceiling, and a separate utility room completes the ground floor accommodation.

On the first floor, a bright landing leads to four well-proportioned bedrooms, including a main bedroom with en-suite shower room, along with a contemporary family bathroom fitted with a modern white suite.

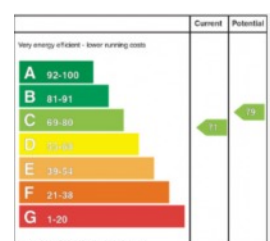
Additional benefits include double glazing throughout, oil-fired central heating, a partially floored roof space for additional storage, tarmac driveway providing private off-street parking, detached garage with roller shutter door and an enclosed private walled garden.

Homes of this calibre rarely present themselves to the open market. With nothing to do but simply move in, early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

## Offers Around £399,950

7 Breton Hall ,  
LISBURN,  
BT28 3XY

Viewing by  
appointment with  
& through agent  
028 9266 1700





- Superbly Presented Four-Bedroom Detached Family Home Occupying A Private Site In The Popular Breton Hall, Lisburn
- Ideally Positioned Just Off Boomers Road
- Close To Leading Local Schools And Belfast International Airport
- Excellent Transport Links To Belfast And Lisburn City Centres
- Convenient To Lisburn Golf Club, Sprucefield Shopping Centre And Hillsborough Village
- Four Well-Appointed Bedrooms, Including Main Bedroom With En-Suite Shower Room
- Bright And Airy Reception Hall With Downstairs WC
- Separate Living Room With Wood-Burning Stove
- Stunning Open-Plan Kitchen/Living/Dining Space With High Vaulted Ceilings
- Separate Utility Room
- Oil-Fired Central Heating And Double Glazing Throughout
- Detached Garage With Roller Shutter
- Enclosed Front Garden Laid In Lawns
- Enclosed Rear Walled Garden With Patio Area and Low Maintenance
- Tarmac Driveway Providing Ample Private Off-Street Parking
- Early Viewing Highly Recommended

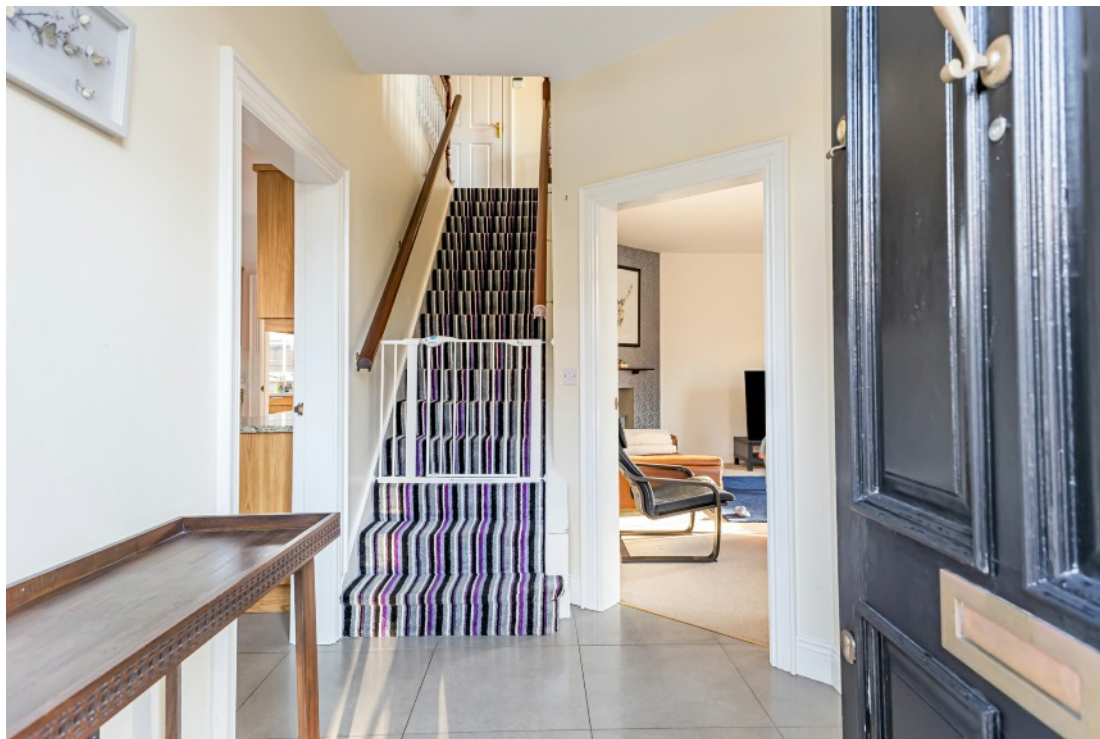


The Property Comprises:

## Ground Floor

Hardwood front door with top fan light to:

RECEPTION HALL: Tiled floor. Stairs to first floor landing.



LIVING ROOM: 24' 5" x 14' 4" (7.44m x 4.37m) (at widest points). Dual aspect to front and side. Cast iron wood burning stove with granite hearth and manlepiece.



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KITCHEN/LIVING/DINING ROOM: 24' 7" x 19' 11" (7.49m x 6.07m) (at widest points). Triple aspect to front, side and rear. Range of high and low level units, granite work surfaces, five ring gas hob with stainless steel extractor fan above, built-in oven and grill below, built-in fridge/freezer, inset stainless steel single drainer sink unit with chrome mixer tap, built-in dishwasher, breakfast bar with storage. Fully tiled floor. Ample space for casual dining area, vaulted ceiling, uPVC double glazed French doors to rear garden.





UTILITY ROOM: Range of high and low level units, laminate worktops, stainless steel single drainer sink unit with chrome mixer tap, plumbed for washing machine, space for tumble dryer, uPVC double glazed access door to rear patio garden.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, part tiled walls, tiled floor, frosted glass window. Access to under stair storage with access to electric meter. Tiled floor, cloaks area.



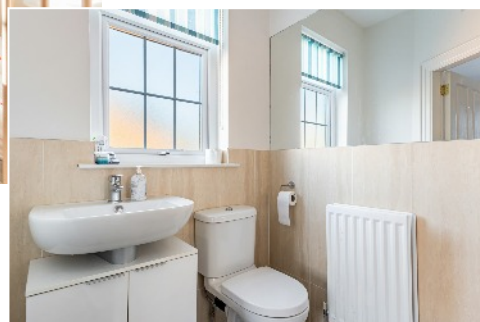
## First Floor

LANDING: Access hatch to roofspace via Slingsby type ladder. Hotpress with additional built-in storage, pressurized water cylinder.



BEDROOM (1): 13' 1" x 11' 3" (3.99m x 3.43m) (at widest points). Outlook to front.

ENSUITE SHOWER ROOM: Low flush wc with push button, floating wash hand basin with vanity unit, chrome mixer taps, corner shower cubicle with bi-folding glass door, shower with thermostatic control valve and telephone attachment, part tiled walls, tiled floor, frosted glass window, extractor fan.



BEDROOM (2): 12' 0" x 11' 0" (3.66m x 3.35m) (at widest points). Outlook to front. Built-in Sliderobes with additional built-in railings and shelving.

BEDROOM (3): 12' 4" x 9' 3" (3.76m x 2.82m) (at widest points). Outlook to front and side.





BEDROOM (4): 9' 0" x 8' 5" (2.74m x 2.57m) (at widest points).  
Outlook to front. Range of built-in storage and wardrobes.



FAMILY BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splashback, panelled bath with fixed glass door, shower with telephone attachment and chrome thermostatic control valve. Part tiled walls, tiled floor, frosted glass window, extractor fan, heated towel rail.



## Outside

Enclosed front and side garden laid in lawns with surrounding hedging and railings. Paved walkway to front door.

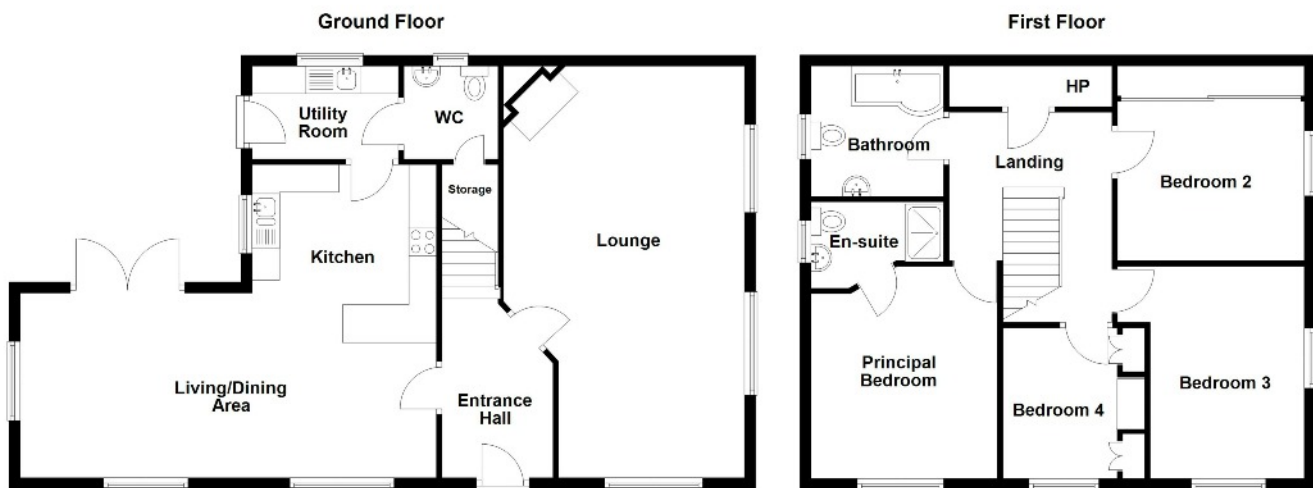
Driveway with off-street parking for two cars. Rear patio garden with access to oil boiler and oil tank. Bin storage. Artificial grass with surrounding feature high brick wall. Outside tap.

DETACHED GARAGE: Light and power. Metal roller shutter door.



## Location:

7 Breton Hall is located off Boomers Road, Lisburn.



### 7 Breton Hall, Lisburn

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