

No. 66 LISNABREENY ROAD, CASTLEREAGH BT6 9SR



Residential Sales

**ALAN
NEWELL**

ESTATE AGENTS & VALUERS

The Property Professionals

To view this property

TEL: 028 90 812422

or

email: alan@alannewell.com

email: judith@alannewell.com

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14B BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN T: 028 9081 2422 F: 028 9081 3667 www.alannewell.com

“The Views Are Quite Stunning” No. 66 LISNABREENY ROAD, CASTLEREAGH BT6 9SR



Well situated on a level site of circa 1.0 acre, surrounded by garden and with a private approach along a short, shared laneway from the county road, the positioning of this home is everything. Sitting almost unnoticed in rolling countryside known as the Castlereagh Hills, Lagan valley, the famous Scrabo Tower, the stretch of water known as Strangford Lough and indeed the greater part of the Ards Peninsular are all clearly in view across what is best described as undulating farm land. Deceptively spacious in its appearance, the bungalow which provides some 3,500 Square Feet of accommodation offers enormous potential for improvement, or further development as required. While some modernisation updating and re-decoration are necessary, the present internal layout is spacious enough that it could easily be adapted for sharing with a relative, operating an office or business from home or providing additional bedroom space. Ample parking exists outside with space for stabling and small paddock to suit horse owners. A matching double garage is positioned to the rear of the site. Comprising briefly all on one level, THREE plus reception including a Dining Hall, THREE bedrooms plus a large Games Room which could easily be adapted as TWO more bedrooms. With the current restrictions and delay experienced in obtaining Planning Permission, this is one site not to be missed.

ASKING PRICE:

OFFERS AROUND £490,000-00

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Accommodation comprises as follows:

- ENCLOSED PORCH :** Hardwood framed entrance door, tiled floor.
- SPACIOUS HALLWAY:** 34/0 x 9/0 plus 47/0 x 6/0 reaching to each side of the bungalow with easy access to all rooms. Recessed ceiling lighting.
- SITTING ROOM :** 19/0 x 15/0 with pleasant uninterrupted views to front. Hole in wall style fireplace with external chimney breast and white surround. Ceiling cornice. Double glass pane and wood doors opening to hall.
- LIVING ROOM :** 20/0 x 15/0 with uninterrupted views to front. Facing brick built fireplace with arched front and tiled hearth. Wood laminate flooring. Moulded plaster ceiling cornice. Double glass pane and wood doors opening to hall.
- DINING AREA :** 12/0 x 9/0 open plan as a continuation of the hall with low level arched window to rear. Wood laminate flooring and picture rail.
- FAMILY ROOM :** 15/3 x 12/0 with timber flooring and double French doors plus fixed side panels with access to rear conservatory. Opening to split level:
- LARGE KITCHEN :** 25/0 x part 16/0 and part 14/9 with range of high and low level units and matching worktops. Island cooking station with inset gas hob (not tested). Separate inset electric hob (not tested) with double eye level oven. Inset two and half bowl stainless steel sink top with mixer taps. Recessed ceiling lighting. Tiled floor and part tiled walls.
- UTILITY ROOM :** 6/6 x 5/9 plumbing for washing machine. Tiled floor. Oil fired boiler.
- GUEST BEDROOM :** 23/9 x 11/0 with views to front.
- ENSUITE :** 7/10 x 5/10 with fully tiled walls. Fitted with a walk in shower cubicle, pedestal wash hand basin and low flush W.C.
- BEDROOM (2):** 19/0 x 12/0 with shower cubicle. Wardrobes. Pleasant views to front.

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- BEDROOM (3):** 16/6 x 12/0 side gable window.
- BATHROOM :** 13/6 x 12/0 with tiled walls and pine wood tongue and groove timber ceiling with brass eyeball lighting. Coloured suite comprising corner bath with brass coloured telephone hand held mixer taps, pedestal wash hand basin with spray mixer taps, bidet with spray taps and low flush W.C. Walk in hot press.
- SEPARATE TOILET:** 5/10 x 4/6 with coloured pedestal wash hand basin and low flush W.C. Tiled floor and tiled walls with pine wood tongue and groove timber ceiling.
- GAMES ROOM :** 22/9 x 18/0 with direct access to outside. Suitable for office or other business use or for conversion to additional bedrooms, subject to survey.
- CENTRAL HEATING :** Oil fired heating is installed. (not tested)
- OUTSIDE:**
- CONSERVATORY:** 14/6 x 8/6 with tiled floor. Access to family room and from the garden, car parking area.
- GARAGE:** DOUBLE MATCHING GARAGE 24/0 x 20/0 with roller door, concrete floor, light and power and loft area over.
- PARKING:** Ample parking and turning area with easy access around the bungalow.
- GARDENS :** Well screened boundaries to the site with extensive area of grass to front.
- TENURE :** We are advised title is FREEHOLD.
- RATES :** Capital Value £480,000-00 verbally advised. We understand that the Domestic Rate struck by Castlereagh Borough Council for the Year commencing April 2007 is 0.005479.