

Alan Newell

Estate Agents & Valuers

Excellent Rural Setting with Pleasant Views

**No 54 LISNABREENY ROAD, CASTLEREAGH HILLS,
BELFAST BT6 9SR**

Extended Detached Bungalow with surrounding garden space, outbuildings producing an existing investment income, and land in total Circa 2.0 acres or thereabouts



Ideally positioned in the Castlereagh foothills with easy access to Knockbracken and Purdysburn, Ballygowan Road and Carryduff this highly desirable sale comprising land, useful outbuildings and an extended detached bungalow will have wide appeal. Its location is excellent, just off Knockbracken Road which leads to both the main A24 and A23 arterial routes travelling into Belfast and outward towards other centres in South Belfast and North Down. The rural site is rectangular with clearly defined boundaries and enjoys a pleasant outlook to front towards Lagan Valley and across Belfast and to the rear (beyond some dense scrub) across countryside towards the Ards Peninsula and Strangford Lough. The property, which requires some updating, benefits from having two existing vehicle entrances including a well established drive leading to the useful storage outbuildings which may have potential for further development (subject to all statutory approvals being obtained). The rustic brick built cavity wall designed bungalow with double hip pitched concrete tiled roof which was extended about 1970 offers FOUR bedrooms with TWO generous sized reception rooms, kitchen and bathroom. Oil fired central heating is installed and the property benefits from having cavity wall insulation, excellent roof space insulation and double glazed windows in Upvc frames, the overall floor area is circa 1300 Sq Ft. Discerning viewers will appreciate the scope and potential for improvement which is considerable. Outside the former chicken house and other farm commercial block built buildings could provide useful storage or an opportunity for a purchaser to work from home or seek a commercial income. Full vacant possession of the property in its entirety is now offered upon a successful completion of a sale. EPC: E41/D62

Asking Price: Offers Invited Around £295,000-00

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Enclosed Porch with solid floor and solid hardwood entrance door. Coloured opaque window at front and internal glass pane door leading to:

Spacious Hall: 11/3 x 10/3 with ceiling cornice and walk in cloaks cupboard.

Front Sitting Room: 14/9 x 11/10 with side bay window. Attractive marble fronted fireplace with smooth sandstone surround and matching marble hearth, open coal fire (not tested)
Ceiling cornice and wall light points.



Rear Dining Room/Living Room: 14/6 x 13/6 with bay window to side and to rear. Ceiling cornice



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Kitchen: 11/6 x 6/10 with solid floor, fully tiled walls and tongue and groove timber sheeted ceiling. Range of high and low level wall mounted cupboards including inset stainless steel sink top with mixer tap and contrasting worktops. Separate walk in pantry with electric meter board. Serving hatch to kitchen, window mounted xpelair extractor fan. Electric cooker socket outlet. Upvc framed door to rear.



Bedroom 1: 12/7 x 11/0 plus double built in wardrobe

Bedroom 2: 12/7 x 9/3 with fitted mirrored wardrobes



Bedroom 3: 11/0 x 9/3 plus double built in wardrobe with high level cupboards over

Bedroom 4: 11/0 x 7/7 with twin built in double wardrobes

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Bathroom: 6/11 x 5/10 with solid floor, half tiled walls, white suite comprising wood panelled bath with Aqua Profile Plus electric shower unit over, pedestal wash hand basin and low flush W.C. Separate hot press with copper cylinder and immersion heater

Roof space: Useful domestic roof space area with purlin supports, quality insulation (300ml) and felted roof.

Central Heating: Oil fired heating is installed

Outside: Enclosed front garden with surfaced driveway approach and parking to side and front. Second long established vehicle access to side with access for goods vehicle delivery to rear.

Gardens: Extensive garden space to front and side with space to extend subject to site survey and all statutory approvals.

EPC: E41/D62

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Land: Scrub land to rear

Buildings: Large commercial shed 90/0 x 40/0 approximately (formerly a chicken house) with concrete block built walls to part and remainder timber clad, lightweight pitched roof covering. Concrete floor. Light and power. Toilet and wash hand basin with electric geyser



Separate block built lock up store with metal double doors and ample space for parking and turning.

Additional concrete block built store (former piggery) with sliding metal door

Tenure: Leasehold on a 10,000 year lease (We understand that the property benefits from Ground Rent Redemption)

Rates: Capital Value £172,000-00 (Agricultural) courtesy of Land & Property Services web site making the domestic rates payable for the year commencing 01 April 2017 as £1,214-66

Viewing: By arrangement with our office

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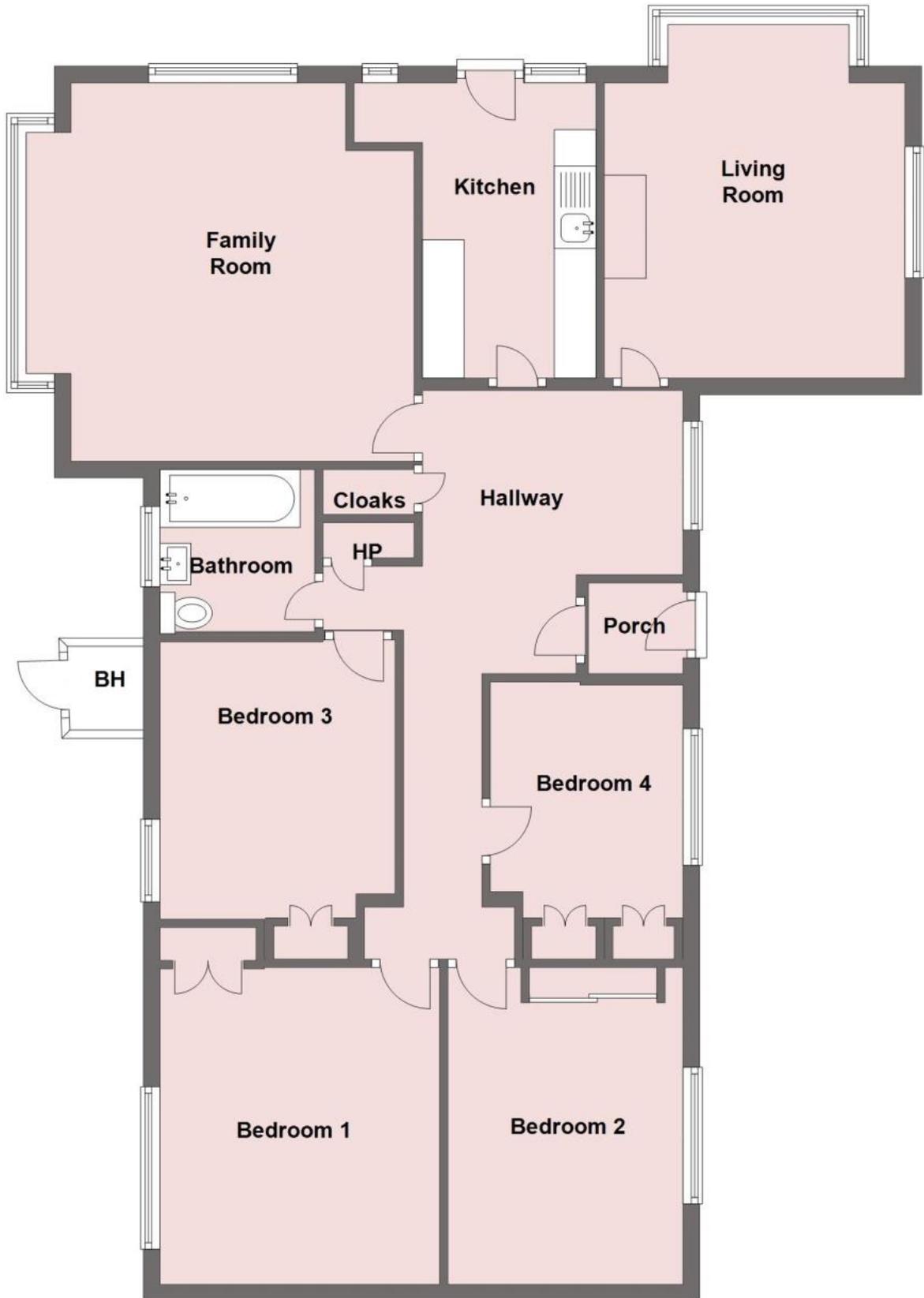


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Ground Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

54 Lisnabreeny Road

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