

Excellent Modern Detached Home on Circa 2.9 Acres  
No 79 DRENNAN ROAD  
Boardmills, Lisburn BT27 6UR



This attractive detached chalet style home occupies a wonderful mature setting amidst rural countryside just off the Drennan Road from which it is approached by a concrete surfaced lane from where it enjoys a pleasant outlook towards Slieve Croob and the Mourne Mountains. It is positioned just a short distance from the hamlet of Boardmills and the interesting historic characteristics and features which denote that area. The property of circa 2,300 Sq Ft approximately which was carefully extended and updated about 1995 provides excellent family proportioned accommodation on two floors including a guest bedroom with connecting door to shower room on the ground floor which is ideal for either an older relative or visiting guest. The level of appointment throughout is superb with numerous special features which may only be fully appreciated by internal inspection, the magnificent high sheen gloss cupboard door finished kitchen, separate and spacious utility room, a choice of three reception rooms, the quite magnificent bright and airy hall with gallery landing over, three generous sized additional first floor bedrooms with modern family bathroom plus fashionable ensuite. Externally the site provides for generous tarmac surfaced parking and turning adjacent to a large detached matching garage with enormous potential for hosting a self employed business person or passionate hobby enthusiast and then of course there is the adjoining land, approx 2.9 acres with its agricultural scope, suitability for horses or other passive farming interests any of which will have wide appeal. EPC: D61/D61

Asking Price: £305,000-00  
Viewing By Appointment Telephone 028 9081 2422

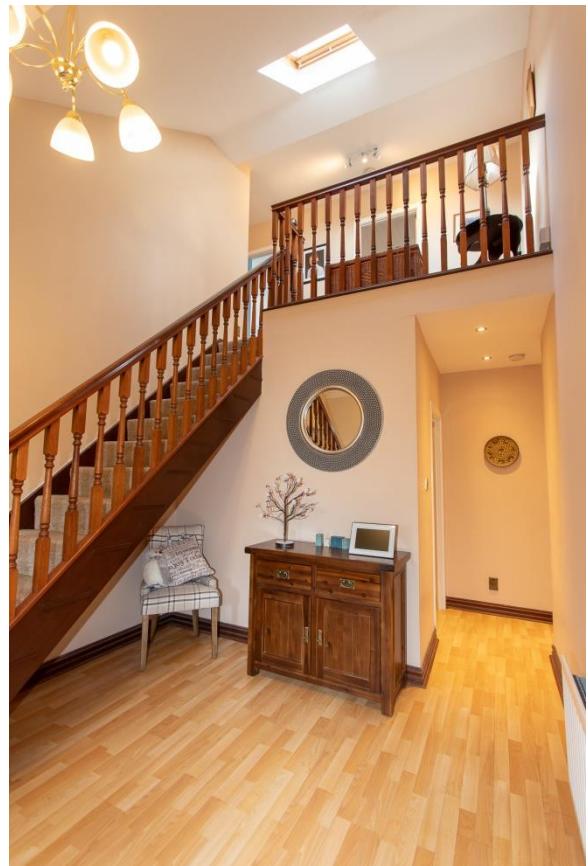
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Enclosed Porch: 8/1 x 4/10 with mahogany Upvc entrance door and glazed side frames, ceramic tiled floor, two matching gable windows, inner wood and glazed panel door.

Generous Entrance Hall: 17/6 x 10/0 (maximum) with wooden balustrade staircase and matching first floor landing overlooking benefiting from high level Velux roof windows to maximise natural light over the whole area, Maple wood laminate floor.

Bright Living Room: 14/0 x 12/0 with front and gable wall windows. Most attractive marble fronted fireplace with matching hearth, fender and open baxi grate. Ceiling cornice. Tongue and groove timber flooring.

Excellent Lounge: 23/9 x 13/0 into curved bay window, additional gable wall window. Plaster ceiling cornice and matching ceiling rose, external chimney breast with feature fireplace and black slate hearth all with wood surround, wall light points. Glass pane door to hall plus double glass pane doors opening to:



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Dining Room: 13/0 x 9/9 with pine wood tongue and groove flooring and Upvc patio doors leading to outside including garden area. Access to:

Superb Modern Kitchen: 17/9 x 10/0 with ceramic tiled flooring and painted tongue and groove sheeted ceiling with recessed lighting. Excellent range of custom designed floor and wall mounted gloss door finished units with chrome handles and wood effect worktops including one and half inset stainless steel bowl with mono mixer tap, inset ceramic electric hob with stainless steel splash back and stainless steel chimney extractor over and separate eye level double oven, integrated De-Dietrich dishwasher, space for American fridge/freezer unit. Wall mounted upright radiator.



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Utility Room: 11/10 x 8/0 with matching tiled flooring, range of cupboard units with Shaker style doors, inset stainless steel bowl with mixer tap, stainless steel chimney extractor hood over actifry position, plumbing for automatic washing machine and plumbing for dishwasher. Solid wooden door to outside.

Guest Bedroom: 12/3 x 12/1 with magnificent outlook across the side garden. Access to:



Shower Room: 8/8 x 6/0 and accessible both from the Guest bedroom and the hall, with ceramic tiled flooring, fashionable fittings comprising vanity unit with mono tap, close coupled low flush W.C. shower cubicle with fixed twin shower heads supplied by Triton mains operated shower, floor drain cover and sliding doors, wall mounted extractor fan.



#### FIRST FLOOR

Feature Landing: Gallery style landing overlooking entrance hall with matching balustrades to stairs, Velux roof windows providing excellent natural light.

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**Master Bedroom:** 22/9 x 12/9 with dormer window to front and side gable window, plus full wall length floor to ceiling fitted wardrobes with mirrored sliding doors. Pleasant aspect to front with views on clear days to Slieve Croob and beyond.



**Ensuite Shower Room:** 11/6 x 3/3 ceramic tiled flooring and fully tiled walls, chrome wall mounted towel rail, vanity unit, low flush W.C. wall mounted extractor fan, 900m shower cubicle with folding doors and mains operated shower control.

**Bedroom 3:** 15/9 x part 14/0 and part 10/6 with dormer window and pleasant outlook to front over neighbouring countryside land.

**Bedroom 4:** 10/3 x 9/9 with gable window.



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**Deluxe Bathroom:** 11/3 x 6/6 with ceramic tiled flooring and fully tiled walls, tongue and groove sheeted ceiling with recessed lighting, fashionable suite comprising Jacuzzi curved bath with side mounted shower mixer taps plus additional fixed mains shower head over, vanity unit with mixer tap, bidet with spray taps and low flush W.C. with push button cistern. Separate Heat store hot water cylinder on landing.



**Roof Space:** Domestic roof space area, partially floored with reducing head room and good insulation.

**Beam Internal vacuum system installed**

**Central Heating:** Oil fired heating is installed from a Warmflow oil fired boiler.

**Outside:** Extensive tarmac surfaced car parking and turning area inside brick pillared entrance with easy access to concrete surfaced lane approach. Small external store

**Matching Detached Garage/Workshop :** 30/0 x 22/6 with high sided concrete block built cavity walls, pitched roof and concrete floor, single phase electricity and accessed by a remote controlled electrically operated roller door (14/0 x 10/0 approx) plus separate side pedestrian door.



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Gardens: Mature garden area surrounding the property in lawn with colourful borders

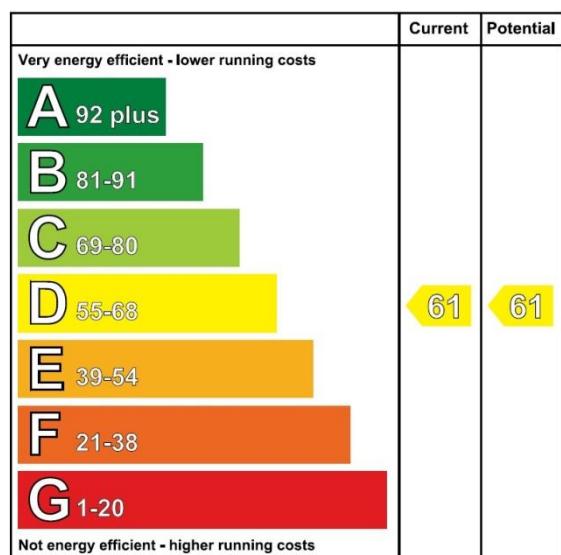
Land: The land is positioned adjacent to the dwelling with access from both the tarmac parking area and the concrete laneway from a farm gate.

Tenure: Freehold

Rates: Land & Property services confirm the Capital Value as £250,000-00 on which the domestic rates payable to Lisburn Castlereagh City Council are based. The domestic rates payable for the year commencing 01 April 2018 are £1,833.50

EPC: D61/D61

Energy Efficiency Rating



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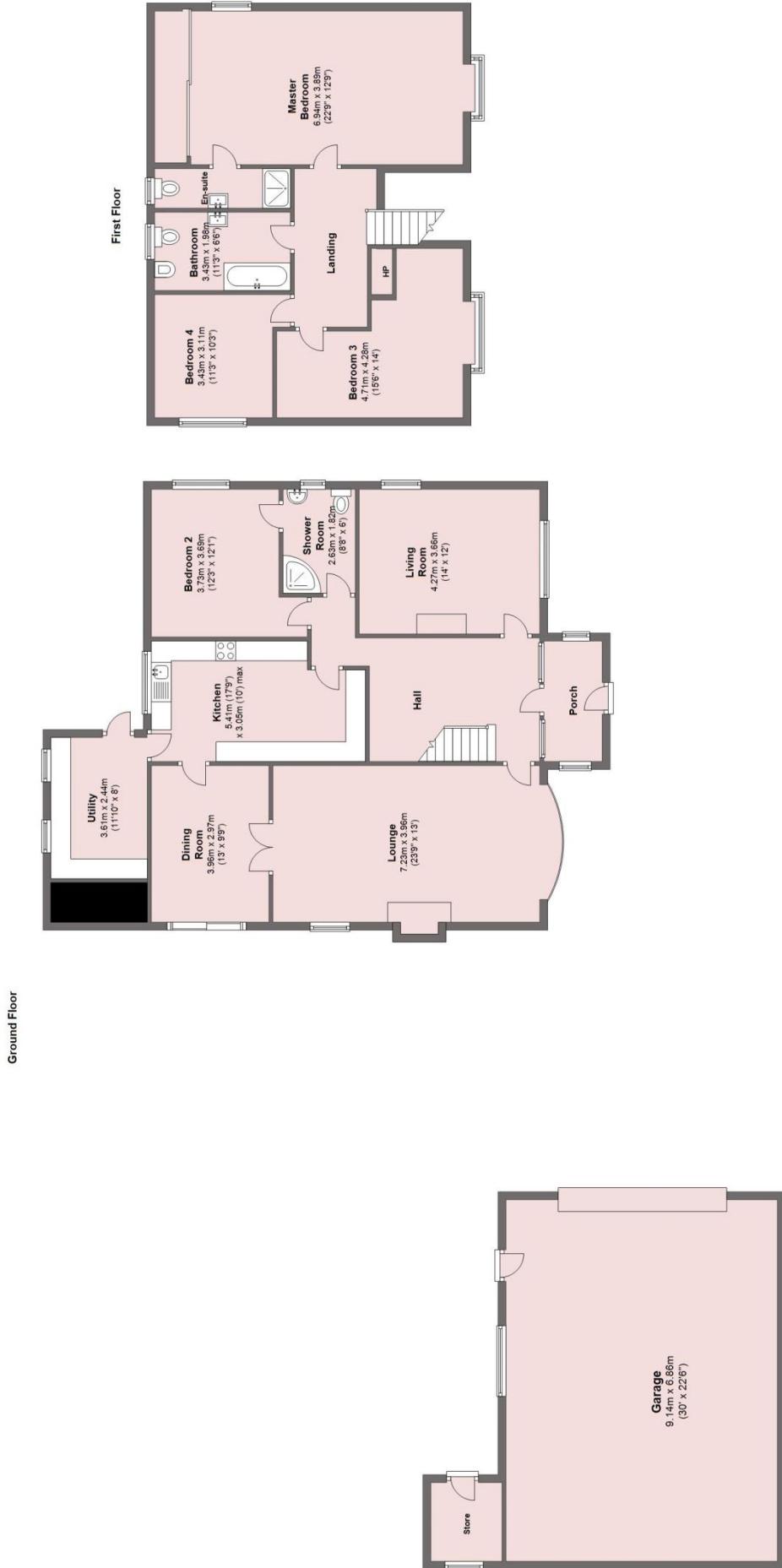
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