



Estate Agent • Chartered Surveyor

FOR SALE

EXCELLENT DETACHED COTTAGE WITH 2 RECEPTION ROOMS and 3 BEDROOMS and PARTLY CONVERTED ROOF SPACE. ATTACHED SELF CONTAINED ANNEX with 2 RECEPTION ROOMS and 2 BEDROOMS.



85 FRONT ROAD DRUMBO LISBURN BT27 5JX

- * Located in the sought after Drumbo Area
- * 5 miles Lisburn
- * 7.5 miles Belfast City Centre
- * Site extends to 0.9 acre with additional paddock of 0.7 acre
- * OFCH in Main Cottage
- * Partial Double Glazing

Offers in the region of £385,000

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The property provides excellent family accommodation with 4 Reception Rooms, 5 Bedrooms (one with en-suite) 2 Kitchens and 2 Bathrooms. Alternatively the Annex could be Let as a separate unit producing a rental income.

ACCOMMODATION

(All dimensions are approximate)

MAIN COTTAGE:

ENTRANCE PORCH:	Double glazed windows.
DINING HALL:	14'0" x 12'0"
LOUNGE:	16'6" x 14'0" Wood Burning stove. Fireplace with wood surround. Tiled hearth. Door to garden.
KITCHEN:	14'3" x 10'6" Range of fitted units. Gas hob and integrated oven. Tiled floor and part tiled walls. Door to rear hall.
UTILITY:	7'0" x 6'0" Door to covered bin area.
BEDROOM 1:	14'3" x 9'10" Built in wardrobe and wash basin.
BEDROOM 2:	10'0" x 7'8".
BEDROOM 3:	11'0" x 7'0" plus built in wardrobe.
FAMILY BATHROOM:	9'0" x 7'3" Panelled bath, shower enclosure, WC and WHB Tiled floor and walls.

Open Tread Staircase to partly converted roof space 19'5" x 16'0" plus 21'0" x 10'5"

DOOR TO ANNEX

SUN ROOM:	18'10" x 9'2" Door to Patio.
LOUNGE:	13'5" x 13'9" Bow window. Built in shelving and seating. Door to garden.
MASTER BEDROOM : EN-SUITE:	11'6" x 10'6" Built in wardrobes. Panelled bath, WC and WHB
BEDROOM 2:	11'7" x 10'2"
BATHROOM:	7'6" x 6'0" Panelled bath WC and WHB
KITCHEN:	10'10" x 6'10" plus Dining Area 17'9" x 5'11" Range of fitted units. Tiled floor and part tiled walls. Door to rear garden.

OUTSIDE

Extensive garden at front side and rear including grass, shrubs mature trees and patio with pond.
Extensive parking.

3 Car Garage: 27'4" x 20'0" less 6'9" x 6'9"

STABLE BLOCK: 15'2" x 15'6", 15'8" x 12'11", 15'3" x 10'10" and 16'0" x 8'3"

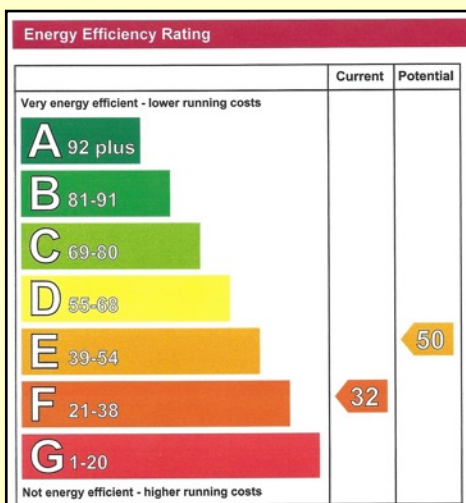
Gate to Paddock of approx 0.7 acre

RV: £280,000 Rates payable 2019/20 £2,131.08 Information from LPS web site.
Freehold Property Viewing Strictly by appointment with Agent

THE COTTAGE



THE ANNEX



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