

## 44 STONEYFORD ROAD

Lisburn BT28 3RG

- Detached Residence
- Open Plan Kitchen/ Living / Dining on split level
- Separate Dining Room with feature fireplace
- Utility Room with cooking facilities
- Six Bedrooms; Master Bedroom with Ensuite
- Two Family Bathrooms
- Contemporary Style Living
- Large Gardens with Mature Trees & Stunning Countryside Views
- Convenient Location to Lisburn, Belfast & International Airport

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

**£1,500**



# 44 Stoneyford Road

, Lisburn, BT28 3RG



## GROUND FLOOR

### Entrance Hall

Glazed double doors into bright and spacious entrance hall with tiled floor.

### Kitchen/ Living/ Dining Area

20'3" x 28'3" (6.17m x 8.61m)

Open plan kitchen/dining/living area; split level with steps up to raised living area. On lower level contemporary kitchen with range of low rise units with stainless steel sink and drainer and tiled splash backs and wooden work tops. Large island unit with electric oven and hob. Door to side. On upper level living area with feature red brick wall and fireplace. Wooden flooring. Double patio doors with juliet balcony with stunning countryside views. Door to dining room.

### Utility Room

13'2" x 10'10" (4.01m x 3.30m)

Range of low rise units with stainless steel sink and drainer, electric oven and hob with overhead extractor fan, wooden worktops and tiled splash backs. Island unit. Recess for fridge/freezer, washing machine and tumble dryer. Tiled floor. Double doors to rear.

### Dining Room

11'5" x 13'6" (3.48m x 4.11m)

Feature fireplace. Wooden flooring.

### Bedroom 1 with Ensuite

12'9" x 10'10" (3.89m x 3.30m)

Front facing. Wooden flooring. Double doors to garden.

### En-suite Bathroom

6'0" x 7'0" (1.83m x 2.14m)

White suite encompassing low flush W/C, wash hand basin, bath and electric shower. Tiled walls and floor.

### Bedroom 2/ Living Room

16'0" x 10'10" (4.88m x 3.30m)

Rear facing. Wooden flooring. Two sets of double doors to garden.

## LOWER GROUND FLOOR

### Hallway

9'8" x 12'3" (2.94m x 3.73m)

### Bedroom 5

13'0" x 10'0" (3.96m x 3.05m)

Door to garden. Window to side.

### Bathroom

White suite encompassing low flush W/C, wash hand basin, bath and separate shower. Tiled walls and floor.

### Bedroom 6

10'9" x 13'8" (3.28m x 4.17m)

Rear facing. With windows to side and rear. Wooden flooring.

### Store / Utility Room

Recess for washing machine and tumble dryer. Boiler.

## FIRST FLOOR

### Bedroom 3

15'3" x 13'8" (4.65m x 4.17m)

Side facing.

### Bathroom

White suite encompassing low flush W/C, wash hand basin and bath.

### Bedroom 4

15'3" x 11'0" (4.65m x 3.35m)

Side facing. Double doors with juliet balcony.

## OUTSIDE

The property is located on a large site with gardens still to be landscaped. The gardens have an array of mature trees and beautiful countryside views.

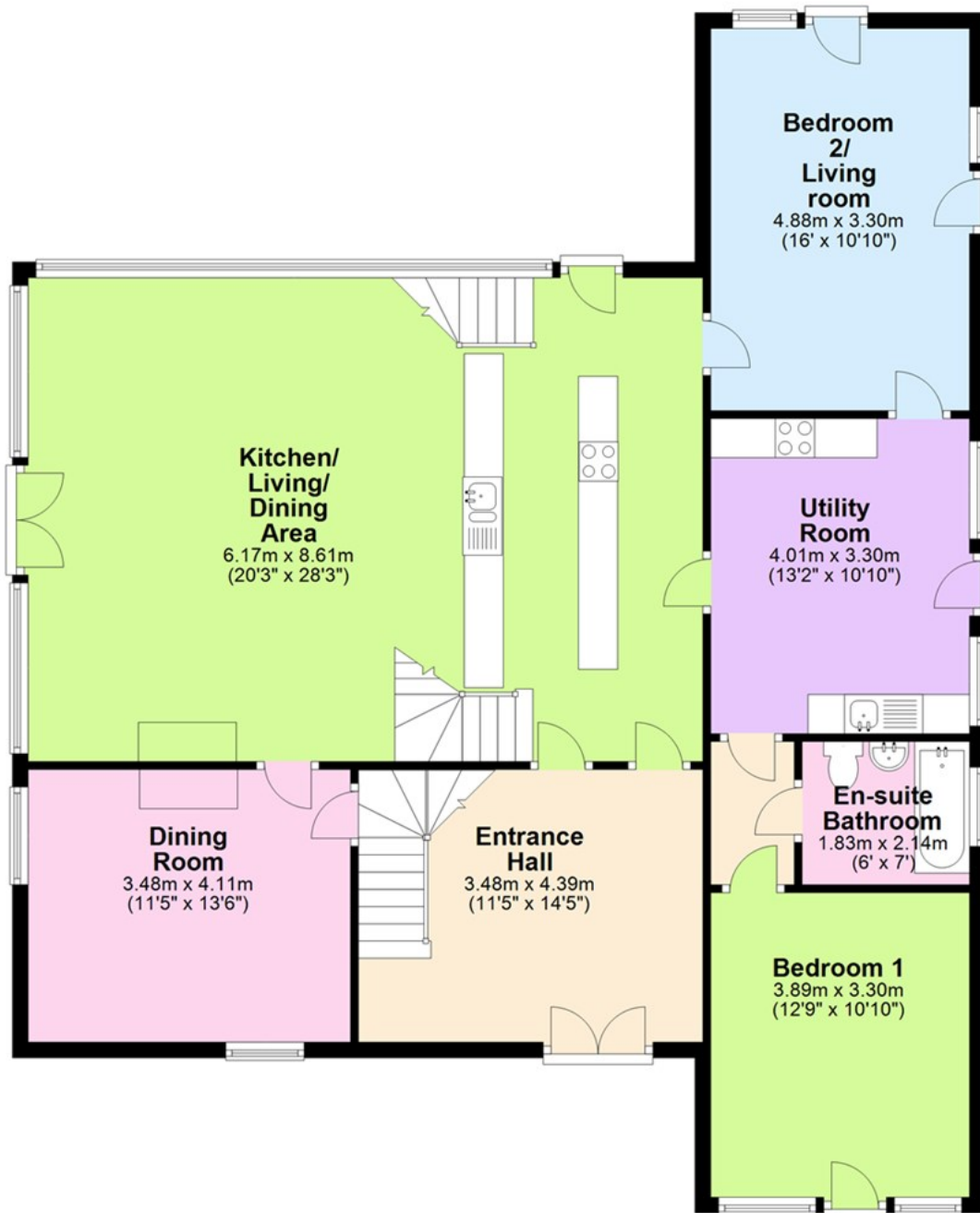


## Directions

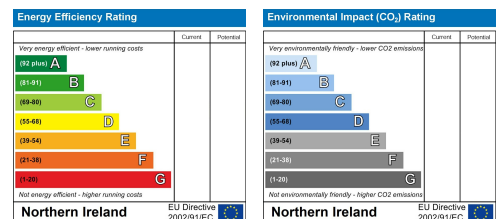


# Floor Plan

## Ground Floor



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