simonBRIEN
RESIDENTIAL

10 Mill Road, Drumbo, Lisburn, BT27 5TT

Offers Over £875,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Architecturally Designed Split Level Detached Family Home Of Approx. 3,000 Sq Ft On Beautifully Landscaped Private Site With Gardens Of Circa 1.6 Acres In Mature Trees & Extensive Lawns
- Bright And Spacious Reception Hall With Light Oak Flooring And Cloakroom/WC
- Drawing Room With Attractive Marble Fireplace With Sliding Doors To Formal Dining Room
- Hand Painted Kitchen With Full Range Of Appliances And Island Unit, Casual Dining Area
- Garden Room With Doors To Extensive Paved Sun Terrace
- Principal Bedroom Suite With Extensive Walk-In Dressing Room & Ensuite Bathroom
- Three Further Bedrooms On The Ground Floor With Bedroom 4 Currently Being Used As Study
- Bedroom 5/Guest Bedroom On Lower Level With Ensuite Shower Room
- Good Sized Utility Room With Access To Boiler Room On Lower Level
- Oil Fired Central Heating
- Hardwood Double Glazed Window Frames
- Extensive Parking & Turning Areas To The Front Of The Residence
- Integral Double Garage With Electric Door With Access Into Lower Level
- Ideally Located Some 15 Minutes' Drive From Belfast City Centre, The Property Has All The Benefits Of Its Rural Surroundings And Is Yet Only A Short Drive From Belfast, Lisburn, And Many Leading Primary And Grammar Schools, Churches And Shopping And Recreational Facilities

simonBRIEN RESIDENTIAL

SUMMARY

Situated on the quiet Mill Road in the heart of Drumbo this spacious individual residence was built in 1960 and extends to approximately 3,000 Sq Ft.

Internally, the well-designed accommodation offers a spacious entrance hall, cloaks cupboard and WC, formal drawing room, and dining room. There is a good sized hand painted kitchen with casual dining area with door leading to delightful garden room leading to patio and stunning rear garden. The principal bedroom suite offers walk-in dressing room and ensuite bathroom. There are three further bedrooms and main bathroom on the ground floor. On the lower level accessed from door and staircase from the main reception hall there is a fifth bedroom/Guest Bedroom with ensuite shower room, utility room, and access to integral double garage.

Externally, mature well cared for gardens extend to circa 1.6 acres with extensive lawns and well stocked flowerbeds in shrubs, trees, and bushes. There is a large paved sun terrace to the rear and orchard to the back of the garden plus two summer houses.

Convenient to Malone and Dunmurry Golf Courses as well as Lisburn and Belfast Cities only a short journey by car, this is a superb opportunity to purchase a property in a highly sought after location where properties of this nature are rarely presented to the market.

Viewing is by appointment through our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE:

Hardwood front door with glazed side panels leading to:

ENTRANCE HALL:

Light oak flooring. Low voltage spotlighting. Cloaks cupboard. Door to basement area.

CLOAKROOM:

Low flush WC. Pedestal wash hand basin with tiled splashback.

Telephone 02890 668888
www.simonbrien.com

DRAWING ROOM:
23’ 3” x 15’ 8” (7.09m x 4.78m)
(at widest points)

Wood strip flooring. Recessed spotlighting. Marble fireplace with dog grate and exposed brick. Corniced ceiling. Sliding door to:

FORMAL DINING ROOM:
17’ 0” x 15’ 10” (5.18m x 4.83m)
(at widest points)

Full length window with views overlooking gardens. Wood strip flooring. Recessed spotlighting. Service hatch to:

MODERN HAND PAINTED KITCHEN:
19′ 5″ x 14′ 5″ (5.92m x 4.39m) (at widest points)

Range of high and low level units. Work surfaces. 1.5 bowl sink unit with drainer. Integrated 'Miele' double oven. Integrated 'Miele' hob with extractor fan over. Plumbed for dishwasher. Integrated fridge/freezer. Island unit. Partially tiled walls. Oak flooring. Small study area. Door and glazing to:

GARDEN ROOM:
20′ 2″ x 10′ 9″ (6.15m x 3.28m) (at widest points)

Oak floor. Low voltage spotlighting. Door and glazing to rear patio area.

INNER HALLWAY:

Wood strip flooring. Full length glazing with views to rear garden.

HOME OFFICE / BEDROOM (4):
17′ 2″ x 12′ 5″ (5.23m x 3.78m) (at widest points)

Range of built-in shelving and storage. Low voltage spotlighting. Access to roof space. Views overlooking garden.

BEDROOM (3):
12′ 3″ x 11′ 8″ (3.73m x 3.56m) (at widest points)

Range of built-in wardrobes and storage with dressing table. Views overlooking garden.

simonBRIEN RESIDENTIAL

Telephone 02890 668888
www.simonbrien.com

MAIN BATHROOM:
11′ 9″ x 7′ 4″ (3.58m x 2.24m) (at widest points)

White suite comprising low flush WC. Vanity unit with wash hand basin. Panelled bath with shower. Partially tiled walls. Recessed spotlighting. Extractor fan. Airing cupboard.

BEDROOM (2):
12′ 3″ x 11′ 4″ (3.73m x 3.45m) (at widest points)

Range of built-in wardrobes and storage with dressing table. Views overlooking garden.

MAIN BEDROOM SUITE:
19′ 6″ x 15′ 3″ (5.94m x 4.65m) (at widest points)

Built-in shelves and cupboards. Low voltage spotlighting. Views overlooking garden.

WALK-IN DRESSING ROOM:
12′ 3″ x 8′ 3″ (3.73m x 2.51m) (at widest points)

Extensive range of built-in wardrobes and storage. Low voltage spotlighting.

ENSUITE BATHROOM:
11′ 10″ x 10′ 4″ (3.61m x 3.15m) (at widest points)

White suite comprising low flush WC. Bidet. Fully tiled shower cubicle. Panelled bath. Vanity unit with wash hand basin and excellent storage. Recessed spotlighting.

Staircase to:

simonBRIEN RESIDENTIAL

Telephone 02890 668888
www.simonbrien.com

LOWER LEVEL

UTILITY ROOM:
15′ 7″ x 13′ 11″ (4.75m x 4.24m) (at widest points)

Belfast style sink unit. Plumbed for washing machine. Space for tumble dryer. Excellent built-in cupboards.

BOILER HOUSE:

Oil fired boiler.

Door to:

BEDROOM (5) / GUEST BEDROOM:
15′ 5″ x 14′ 5″ (4.7m x 4.39m) (at widest points)

ENSUITE SHOWER ROOM:

White suite comprising low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle. Heated towel radiator. Low voltage spotlighting. Extractor fan.

REAR PORCH:

Service door leading to integral garage.

OUTSIDE

Extensive private enclosed landscaped gardens to front and rear extending to circa 1.6 acres, with well stocked flowerbeds in shrubs, bushes, and trees. Secluded paved patio / terrace area to the rear as well as an Orchard with fruit trees and two summerhouses.

INTEGRAL DOUBLE GARAGE:
17′ 10″ x 16′ 7″ (5.44m x 5.05m)

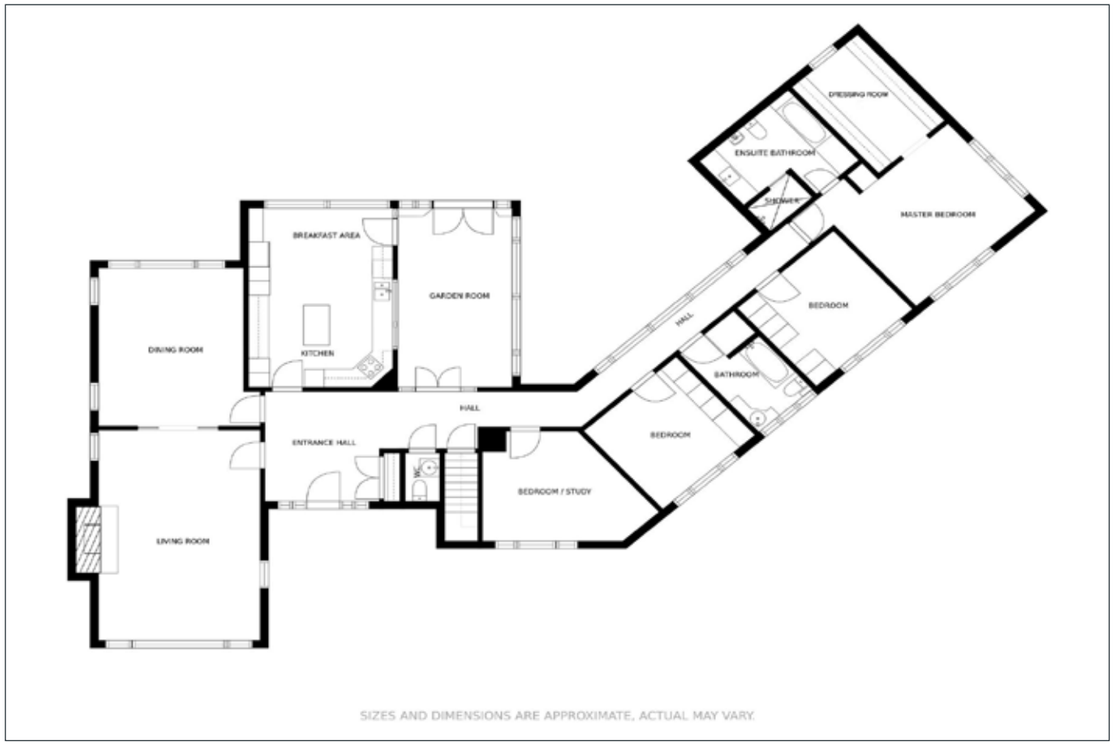
Electric up and over doors. Power and light. Water tap.

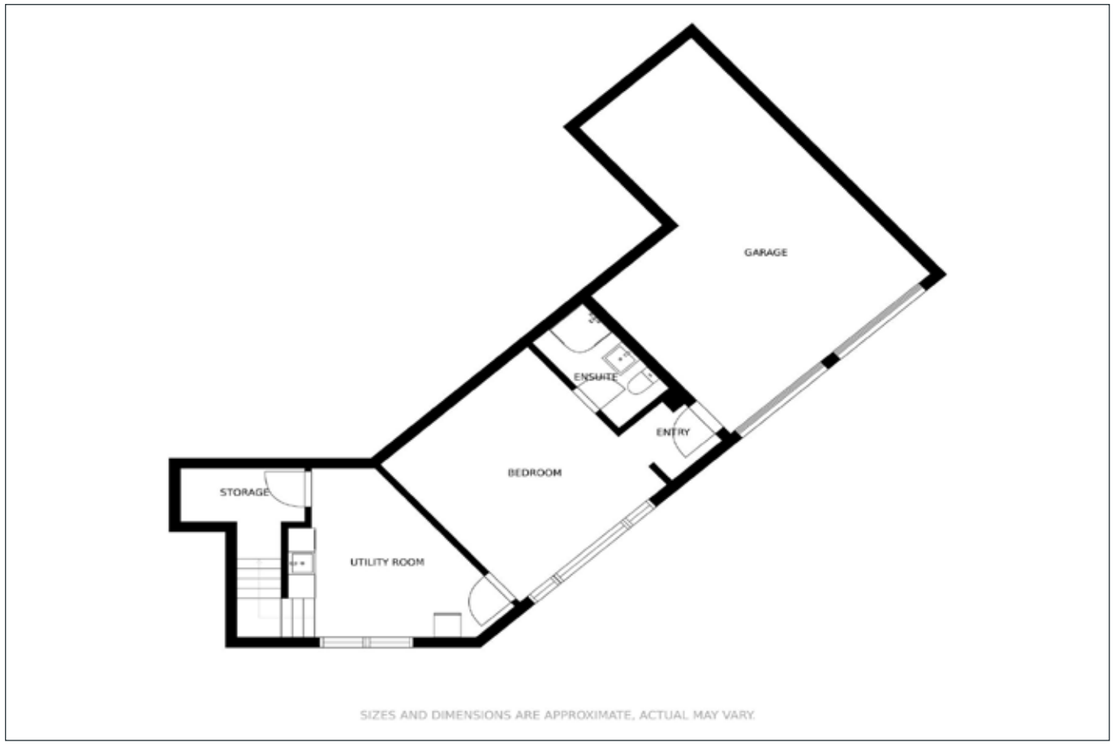
simonBRIEN RESIDENTIAL

Telephone 02890 668888
www.simonbrien.com

simonBRIEN RESIDENTIAL

Telephone 02890 668888
www.simonbrien.com

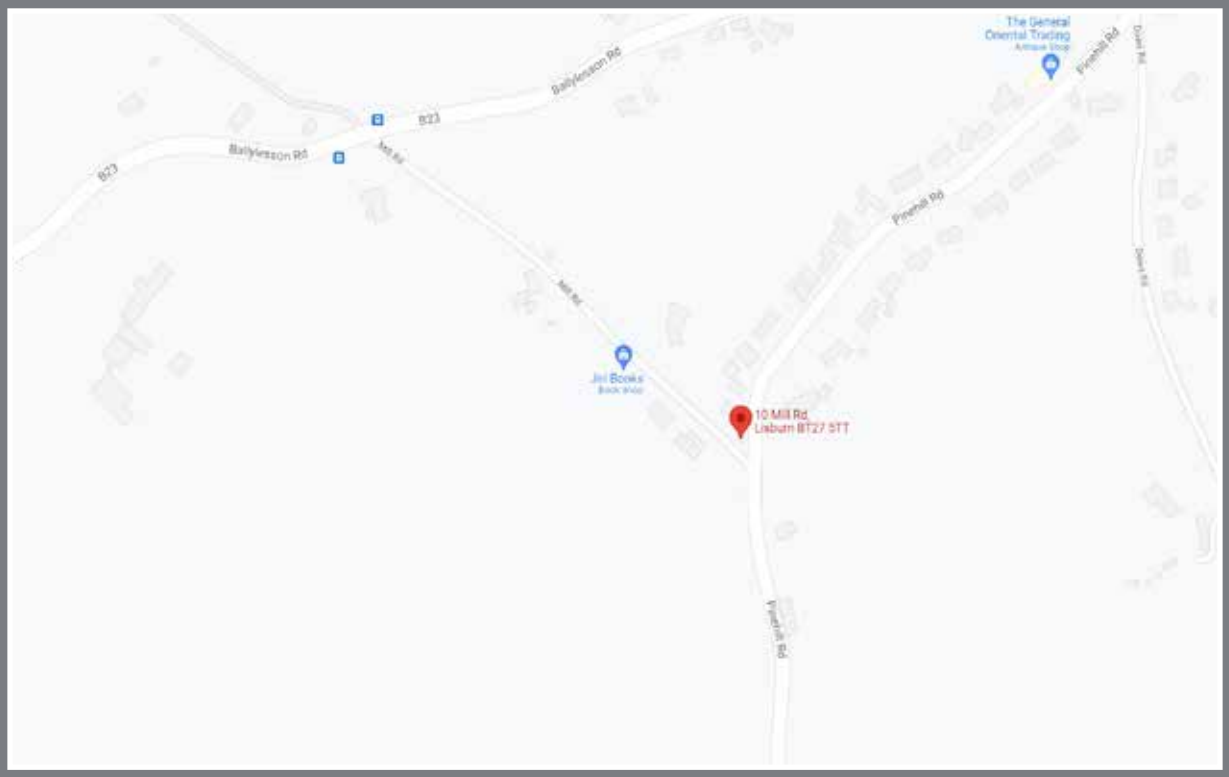




simonBRIEN RESIDENTIAL

Telephone 02890 668888
www.simonbrien.com

Location



From Shaws Bridge turn right into Ballylesson Road, travel past Camerons Nursery and Mill Road is on the left hand side.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.

Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at **www.simonbrien.com**

Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**

simonBRIEN RESIDENTIAL

The Property Ombudsman

REF: EB/SJB/B/22

EPC REF: 2060-7426-4190-5506-5891

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.