

simon**BRIEN**  
RESIDENTIAL

'Drumart Hall'  
Portmore Road,  
Ballinderry Lower, Lisburn, BT28 2JF



Asking Price £495,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- 'Drumart Hall' The First Of Three New Georgian Style Detached Render Finished Homes
- Set On An Exclusive Gated Development at Lower Ballinderry
- Constructed by Award Winning Developer Porter & Co
- Site Extending To Approx. 0.5 Acres
- Exceptional quality of construction and attention to detail
- Timeless traditional architectural design with all the comforts of modern day living
- Traditional cavity wall block/brick construction with natural slate roofs
- Solid concrete floors to both ground and first floors maximising insulation and minimising sound transmission
- Generous high ceilings throughout (8 feet 10"/ 2.7m tall)
- Traditional style PVC double glazed sliding sash windows reflecting the Georgian architectural style
- Handcrafted internal joinery with four panelled white internal doors and deep moulded skirting boards and architraves
- Exceptionally high standard specification for kitchen and appliances, sanitary ware and tiling with the ability for all buyers to refine design and upgrade to their own bespoke finish if desired
- Carefully designed electrical, plumbing and heating specification using the latest technology and materials
- Internal Accommodation extending to approximately 2,930 sq ft
- Extensive Downstairs accommodation to include Lounge, Family Room, Kitchen/ Dining as well as separate Dining
- Separate Utility Room And Downstairs Cloakroom
- Four Large Double Bedrooms
- Contemporary Family Bathroom
- Feature staircase
- Decorative cornicing to ceiling in Hall, Reception Room and first floor landing
- Four panelled painted hardwood exterior doors
- Oil Fired Central Heating (Underfloor On Ground Floor)
- Alarm System Installed
- Powder coated cast aluminium guttering
- Mains powered smoke detectors
- NHBC 10 year warranty
- Electric Gates
- Double Garage to include Roller door, uPVC window and door, Power and light
- Viewing Strictly By Private Appointment

## SUMMARY

'Drumart Hall' - A small exclusive development of only 3 attractive, Georgian style new homes by Porter & Co.

Approached by a private avenue from Portmore Road, 'Drumart Hall' occupies a prime setting backing onto open countryside with views over the surrounding gardens from all rooms.

Whilst enjoying all the benefits of rural living 'Drumart Hall' is only 15 minutes from Moira, 27 minutes from Templepatrick, 21 minutes from Sprucefield and 30 from Belfast.

Constructed by award winning builders Porter & Co, 'Drumart Hall' will be completed to the highest standard and will offer all of the charm and character of a Georgian home combined with all the comforts and luxury of modern day living.

The accommodation comprises a spacious Reception Hall, Lounge, Dining Room, Family Room, Kitchen/Dining and Utility Room.

On the first floor there are 4 spacious Bedrooms (Master with ensuite bathroom) and a family bathroom.

The property is built with traditional cavity wall construction, high levels of insulation and solid concrete ground and first floors. There are also period style PVC double glazed windows throughout.

The site extends to approximately 0.5 acres.

All in all a rare opportunity to buy a high specification, newly built period style residence in a totally secluded rural setting yet with convenience to provincial towns such as Lisburn and Belfast.

**ACCOMMODATION**

**GROUND FLOOR**

**RECEPTION HALL:**

**LOUNGE:** 18' 4" x 14' 8" (5.59m x 4.47m)

**FAMILY ROOM:** 14' 8" x 13' 9" (4.47m x 4.19m)

**DINING ROOM:** 14' 8" x 13' 1" (4.47m x 3.99m)

**KITCHEN/DINING:** 17' 9" x 16' 5" (5.41m x 5m)

**UTILITY ROOM:** 10' 10" x 8' 6" (3.3m x 2.59m)



**FIRST FLOOR**

**MASTER BEDROOM:** 16' 5" x 13' 9" (5m x 4.19m)

**ENSUITE:** 10' 10" x 8' 6" (3.3m x 2.59m)

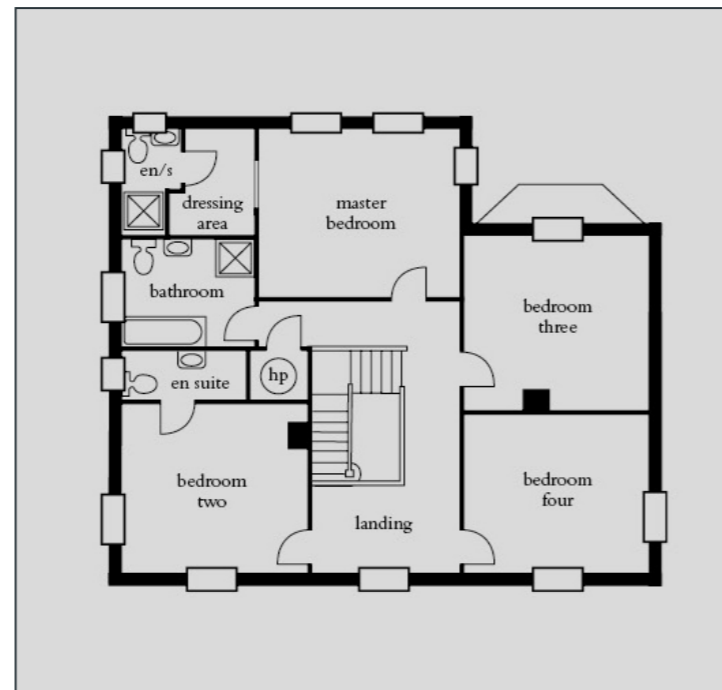
**BEDROOM (2):** 15' 1" x 14' 1" (4.6m x 4.29m)

**ENSUITE:** 9' 10" x 3' 11" (3m x 1.19m)

**BEDROOM (3):** 15' 1" x 14' 2" (4.6m x 4.32m)

**BEDROOM (4):** 15' 1" x 13' 1" (4.6m x 3.99m)

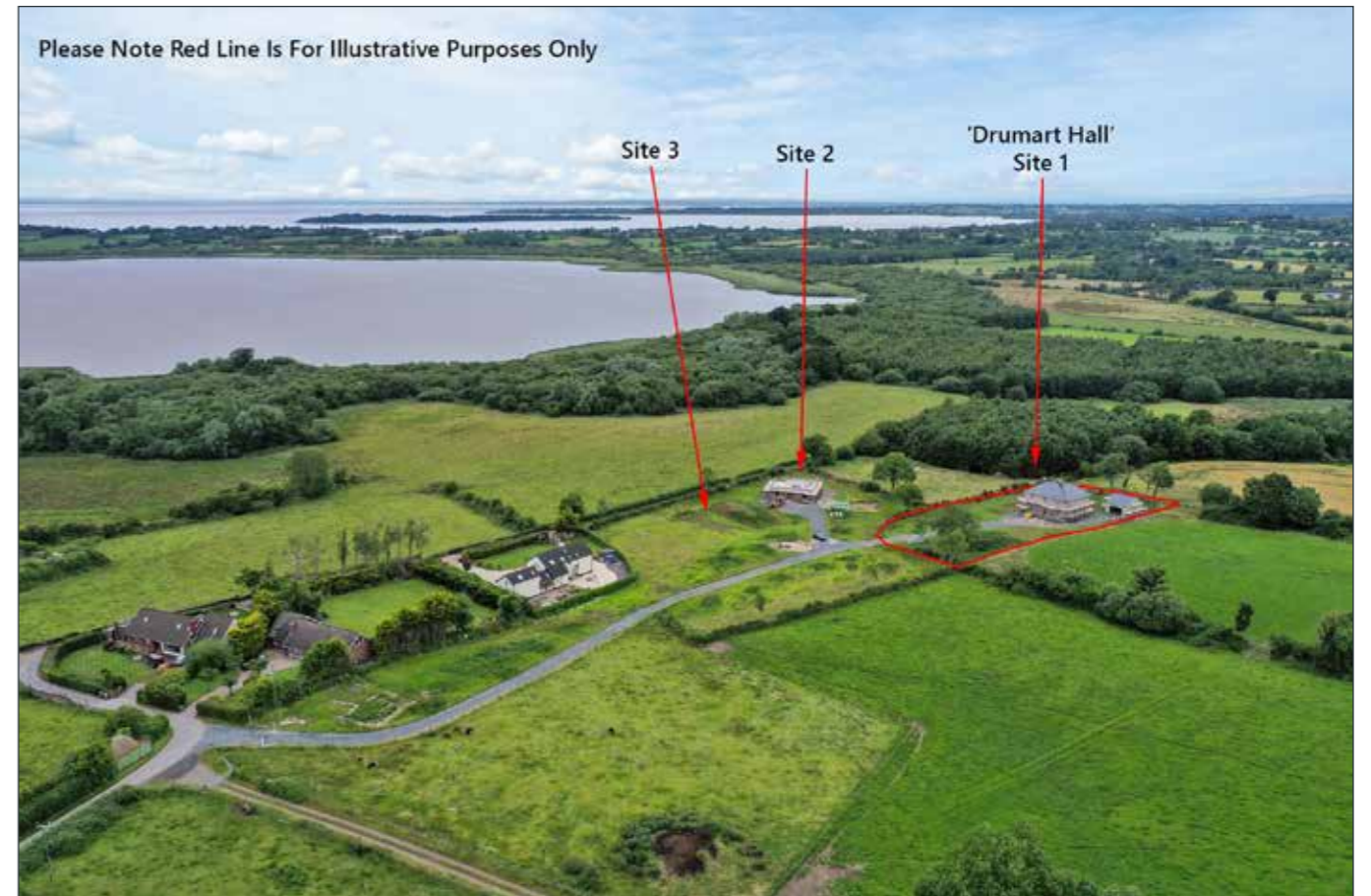
**BATHROOM:** 10' 10" x 8' 10" (3.3m x 2.69m)



**PC SUMS:**

- Kitchen/Utility: £17,500
- Flooring & Tiling: £5,000
- Bathrooms: £5,000
- Fireplaces: £2,500

• **TOTAL - £30,000**





View To Rear Overlooking Countryside

A comparable property built to a similar specification by Porter & Co.



# Location



## 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](http://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**



REF: SJB/G/22/AN



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