

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

77 Creevy Road Boardmills



An attractive country cottage located two miles from Temple Shopping Centre and within commuting distance of Belfast and Lisburn. The property, although in need of some updating, exudes charm and has potential to be extended into the adjoining barn.

3 Double Bedrooms plus study
2 Reception rooms
Oil fired central heating
Part double glazed sash windows
Range of outbuildings
4 Acres of land

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ACCOMMODATION

Front Porch

Sitting room

13'11 x 13'7
Fireplace with wood burning stove.
Wooden floor.
Dado rail.
Wall lights.
Tongue and groove panelled ceiling.
Double panel radiator.

Dining room

13'10 x 12'5
Tongue and groove panelled ceiling.
Single panel radiator.
Fireplace.
Wall lights.

Kitchen

14'2 x 12'4
Range of oak effect units.
New World range cooker with extractor over.
Stainless steel single drainer sink unit with 1½ basins and mixer tap.
Plumbed for dishwasher.
Walls part tiled.
Ceiling spot lights.
Walk in larder cupboard.
Single panel radiator.

Utility room

Belfast sink with mixer tap.
Plumbed for washing machine.
Single panel radiator.

Shower room

Shower cubicle with Triton electric shower and tiled walls.
Wash hand basin.
WC.
Extractor fan.

Study

5'9 x 5'7
Single panel radiator.

Rear hall

Ceiling spot lights.
Single panel radiator.
Stairs to first floor.

First floor

Linen cupboard

Bathroom

Bath with mixer tap and telephone style shower attachment.
Pedestal wash had basin.
WC.
Single panel radiator.





Ceiling spot lights and wall lights.

Bedroom 3

9'6 x 12'5
Access to loft.
2 Velux style windows.
Double panel radiator.
Wall lights.

Bedroom 2

11'11 x 12'5 min.
Range of integral wardrobes.
Pleasant countryside views plus further velux style window.
Tongue and groove panelled ceiling.
Wall lights.
Double panel radiator.

Bedroom 1

12'6 x 15'8
Feature fireplace with wooden surround.
Wall lights.
Two double panel radiators.
Walk in wardrobe.

En suite

Bath with Triton electric shower over.
Pedestal wash hand basin.
WC.
Extractor fan.
Walls part tiled.
Double panel radiator.

Exterior

Sweeping gravel driveway leading to rear parking area.
Covered patio area.
Front and rear gardens laid down in lawn with range of mature trees and shrubs.
PVC oil tank.

Stone barn

14' x 28'

Store

15' x 26'
Wood burning stove.

Barn

12' x 13'
Office
10'9 x 13'

Double car port

Stable block
2 stables with drinkers

Metal barn

21' x 37'

4 Acres of land.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	33 F	
1-20	G		

Price: Offers in the region of £350,000

Rateable Capital: £150,000.00 (From lpsni.gov.uk)

Rates payable per annum: Approximately £1,305.00

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment with agent.

Directions: From Temple roundabout take Saintfield Road towards Lisburn for one mile and turn left into Gannon Road. Go along for half a mile and at the end of the road turn right into Creevy Road. Go along for half a mile and the house is on the right.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary).