



FOR SALE

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51 Fairfields Glen, Lisburn BT28 3QL

Offers Over £275,000

PROPERTY DESCRIPTION

A wonderful opportunity to purchase a superbly appointed and tastefully presented four bedroom semi-detached home enjoying a good size landscaped garden to the rear.

Conveniently placed only a short distance from Boomers Road, Belfast is easily accessible via the Dunmurry motorway onslip, whilst Lisburn centre is also only a few minutes away by car.

The property itself boasts generous accommodation of approximately 1355 sq.ft. over its two floors, including a spacious L-shaped open plan Kitchen/Dining/Garden Room, with access to a spacious, part covered patio.

Accommodation comprises in brief:-

Reception Hall; Cloaks with w.c.; Lounge; Kitchen open plan Dining Area and open to Garden Room.

First floor: Master Bedroom with Ensuite Shower Room; 3 further Bedrooms; Bathroom.

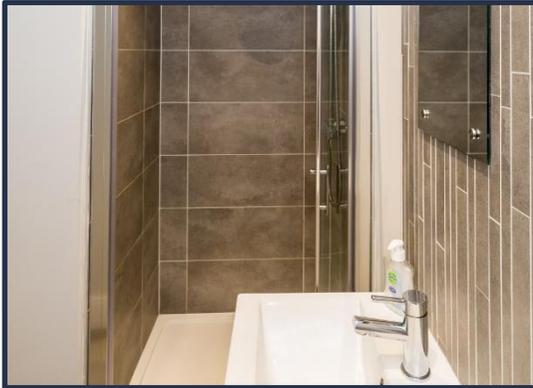
Specification includes: Phoenix gas central heating (plus multi-fuel burning stove fireplace in Lounge); uPVC double glazed windows; uPVC fascias; Alarm system; superb fitted Kitchen with range of appliances and additional units; luxury suites in Bathroom and Ensuite Shower Room; Floored Roofspace with light and power.

Outside: Long tarmacadam driveway and parking area to front

Covered paved patio leading to a further large paved area with low-level wall surround. Enclosed landscaped rear garden in lawn with well-stocked tiered shrub beds to rear and timber fence surround. Outside lighting and sockets. Timber Shed to side (3.611 x 2.419) with lighting and power.

LOCATION: From Boomers Road turn into Fairfields Glen and number 51 is on the right hand side.





GROUND FLOOR

RECEPTION HALL

Part glazed entrance door with glazed top light. Tiled floor. Feature turned staircase with built-in storage cupboard.

DOWNSTAIRS W.C.

Floating wash hand basin with mixer tap and low flush w.c. Tiled floor. Heated towel rail in chrome.

LOUNGE

5.91m (19'5") x 3.54m (11'7") Into Bay

Feature stove on granite hearth and stone tiled inset.

KITCHEN/DINING AREA

5.99m (19'8") x 3.61m (11'10")

Extensive range of high and low level `Shaker` style units in cream. Large and small bowl stainless steel sink unit with extendable mixer tap. Integrated washing machine, dishwasher, fridge/freezer and wine fridge. Built-in double oven. 5 ring gas hob with extractor unit over in stainless steel and glass finish. Part tiled walls. Tiled floor. Downlighters. Open through to:-

SUN ROOM

3.51m (11'6") x 2.85m (9'4")

Tiled floor. PVC double glazed `French` doors.

FIRST FLOOR

LANDING

Hotpress.

MASTER BEDROOM

3.93m (12'11") x 3.32m (10'11")

Built-in wardrobes.

ENSUITE SHOWER ROOM

To include fully tiled shower enclosure, vanity wash hand basin with mixer tap and low flush w.c. Extractor fan. Downlighters. Heated towel rail in chrome. Part tiled walls. Tiled floor.

BEDROOM 2

3.26m (10'8") x 2.47m (8'1")

BEDROOM 3

3.03m (9'11") x 2.87m (9'5")

BEDROOM 4

2.88m (9'5") x 2.56m (8'5")

BATHROOM

White suite to include corner shower cubicle, bath with centred mixer tap, floating vanity wash hand basin with mixer tap and cupboard below, and low flush w.c. Extractor fan. Downlighters. Heated towel rail in chrome. Fully tiled walls. Tiled floor.

ROOFSPACE

Approached by folding ladder. Floored with light and power.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 Plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Northern Ireland | EU Directive 2002/91/EC | |



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