



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

1 Glenmore Manor

Lambeg Road
BT27 4BZ

Offers In Region Of £415,000

1 GLENMORE MANOR, BT27 4BZ

- **Superbly Presented Detached Family Home**
- **Four Bedrooms (Two Ensuite)**
- **Lounge With Feature Fireplace**
- **Family Room / Formal Dining Space**
- **Sunroom With Garden Access**
- **Kitchen With Dining Area**
- **Family Bathroom / Ground Floor WC**
- **Integral Garage / Gas Fired Central Heating**
- **Utility Room**
- **Landscaped Gardens To Rear**

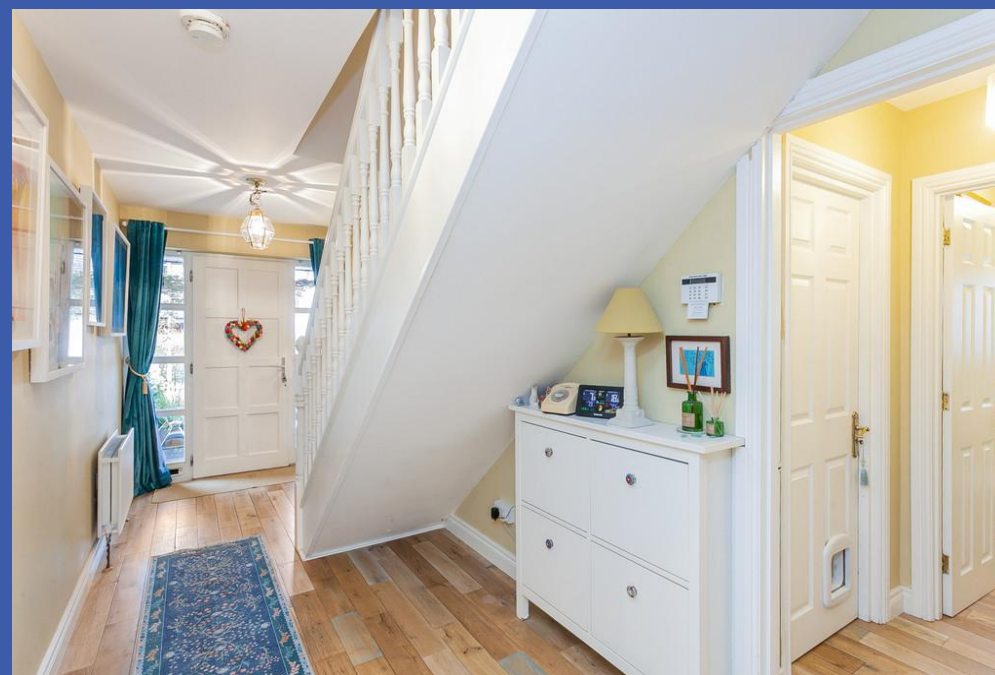
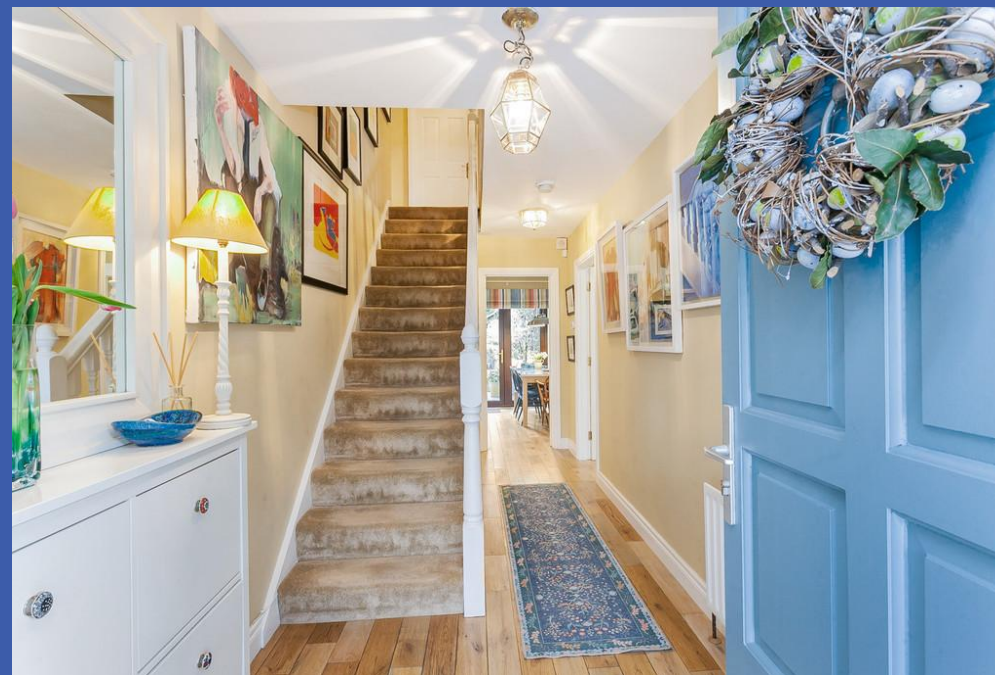
This beautifully presented detached family home is located in the highly popular Glenmore Manor development. Located just off Lambeg Road between Lisburn and Drumbeg the property is convenient to all local amenities and within walking distance of transportation links to Belfast City centre, including Lambeg train station.

There are a number of highly regarded local schools and Aberdelghy Golf Club is also within walking distance. The semi rural setting enjoyed by Lambeg village will be well received by many. The Lagan towpath is also easily accessible and enjoyed by many in the area for walking and cycling. The property is also close to the park in the village with recently upgraded state of the art play facilities.

The versatile well proportioned accommodation currently comprises of a lounge, family room/formal dining space, open plan kitchen with dining area, sunroom, utility room and wc/cloakroom on the ground floor. The first floor accommodation includes a substantial master bedroom with ensuite shower room, second ensuite bedroom, two further bedrooms and family bathroom.

Externally there are private beautifully landscaped gardens to the rear with various seating/BBQ areas and brick paviour driveway to the front.

We would encourage early viewing to see all this fine home has to offer.







PROPERTY COMPRISES

Hardwood entrance door with glazed side lights leading to entrance hall.

ENTRANCE HALL Hardwood flooring, stairs to first floor, under stairs storage area.

LOUNGE 16' 0" x 12' 7" (4.88m x 3.84m) Hardwood flooring, fireplace with carved timber surround, inset cast iron fireplace and slate hearth, recessed low voltage spotlights, glazed double doors leading to family room.

FAMILY ROOM 11' 1" x 9' 4" (3.38m x 2.84m) Hardwood flooring, recessed low voltage spotlights, feature radiator, open plan to...

SUN ROOM 14' 8" x 10' 8" (4.47m x 3.25m) Hardwood flooring, patio doors, leading to rear garden and deck, recessed low voltage spotlights, Velux skylights.

KITCHEN WITH DINING AREA 21' 0" x 10' 1" (6.4m x 3.07m) High and low level units, granite work surfaces, tiled splash back, Belfast sink unit, integrated dishwasher, space for range cooker, concealed under lighting, island unit, hardwood flooring, concealed extractor fan, recessed low voltage spotlights, plumbed for American style fridge/freezer.

UTILITY ROOM 7' 3" x 5' 7" (2.21m x 1.7m) Range of fitted high and low level units, glazed display cabinet, 1.5 bowl sink unit with mixer taps, plumbed for washing machine, hardwood flooring, Velux skylight, gas fired boiler.





INNER HALL Hardwood flooring.

WC Low flush WC, wash hand basin, stainless steel towel radiator, hardwood flooring.

INTEGRAL GARAGE 18' 4" x 9' 4" (5.59m x 2.84m) Light and power, automated roller shutter door.

FIRST FLOOR LANDING Access to roof space, airing cupboard with storage shelving.

PRINCIPAL BEDROOM 11' 7" x 14' 4" (3.53m x 4.37m) (@ widest points) Range of built in sliding mirrored wardrobes, recessed low voltage spotlights.

ENSUITE SHOWER ROOM Enclosed suite comprising of an enclosed shower cubicle with Drencher head and hand shower, twin wash hand basins set on a granite and timber plinth, mirrored bathroom cabinets, stainless steel towel radiator, recessed low voltage spotlights, tiled floor.

BEDROOM 9' 5" x 7' 7" (2.87m x 2.31m) Laminate wood stripped flooring, built in shelving.

BEDROOM 11' 7" x 10' 1" (3.53m x 3.07m) Laminate wood stripped flooring.

BEDROOM 18' 8" x 9' 5" (5.69m x 2.87m) (@ widest points) Recessed low voltage spotlights, access to roof space.





ENSUITE Corner shower cubicle, low flush WC, pedestal wash hand basin, tiled splash back, stainless steel towel radiator, recessed low voltage spotlights.

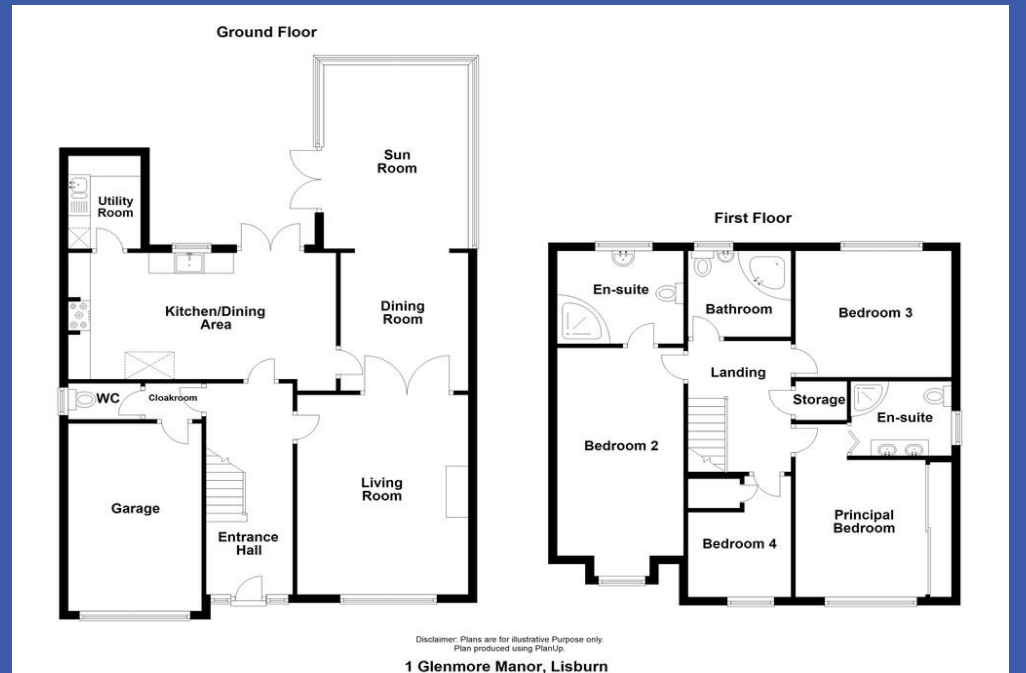
BATHROOM Suite comprising of a corner bath with hand shower, low flush WC, pedestal wash hand basin, tiled floor, tiled splash back, extractor fan.

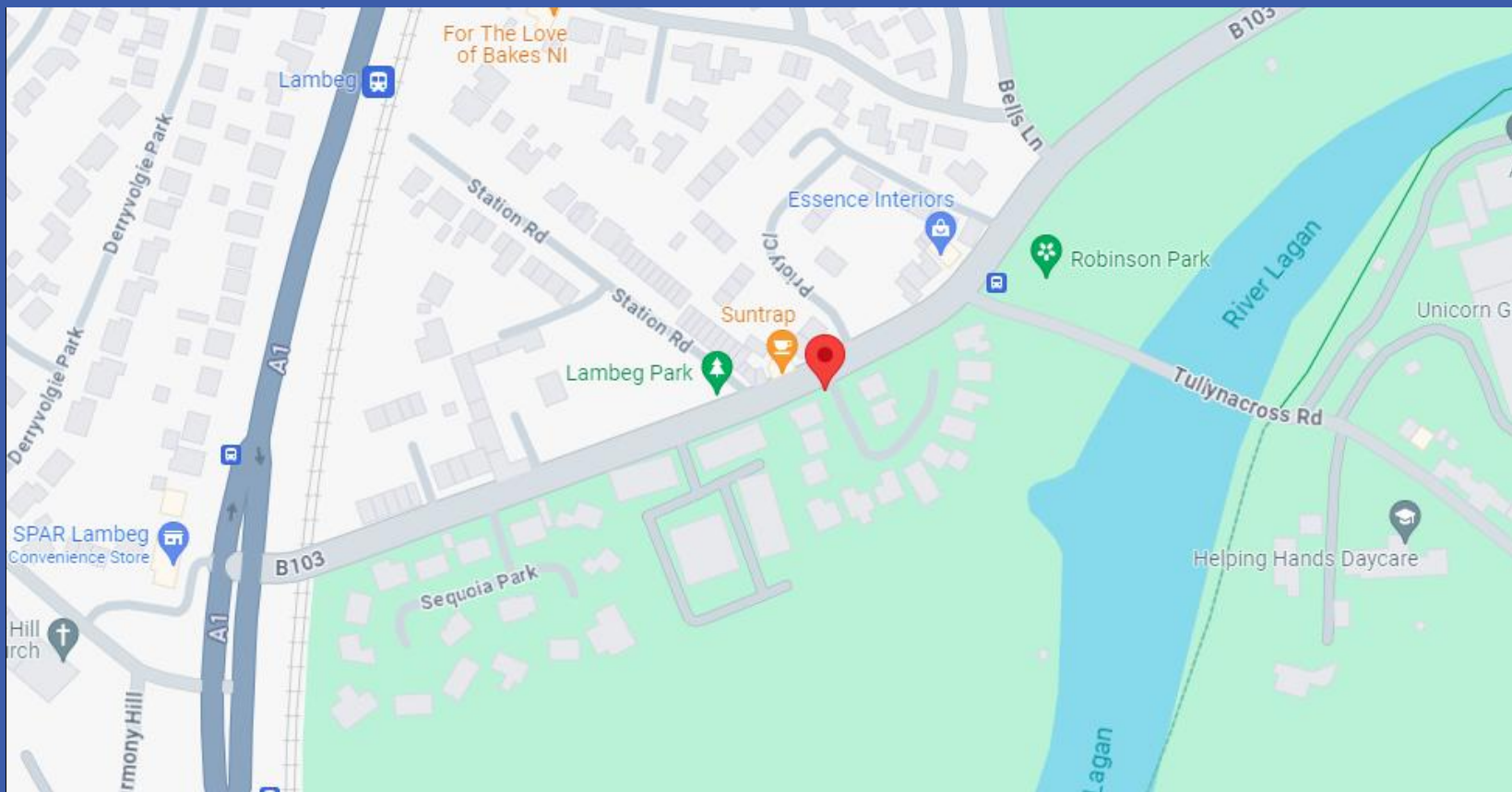
OUTSIDE Landscaped gardens to rear with mature planted shrubs, trees and flower beds, grass lawn, composite and timber decked areas, enclosed bin and outside storage area. Driveway parking to front with brick paviour driveway.











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



Fetherstons Estate Agents 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 Fetherstons 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) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has 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 tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.