



We are delighted to bring to the sales market this superbly appointed three bedroom detached family home occupying a private site in the popular Breton Hall. Positioned just off Boomers Road, the property provides ease of access for the city commuter to Belfast and Hillsborough Village and is within striking distance of Lisburn City Centre with a range of local amenities and lies within the catchment area to the region's most prestigious schools.

To the ground floor, the property provides a bright and airy reception hall with access to a downstairs WC, separate living room with wood burning stove, family room which could be used as a fourth bedroom, open plan kitchen living dining space with high vaulted ceiling and a separate utility room.

The first floor of the property provides further excellent accommodation offering a bright landing area, three well-proportioned bedrooms, main bedroom with en-suite shower room and a separate family bathroom with modern white suite.

The property further benefits from UPVC double glazing throughout, oil fired central heating, a part floored roofspace providing additional storage, tarmac driveway with private off street parking, detached garage with roller shutter and an enclosed south facing rear garden.

Rarely do properties of this quality present themselves to the open market. With nothing left to do but simply move in, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around
£325,000

51 Breton Hall,
Lisburn,
BT28 3XY

Viewing by
appointment with
& through agent
028 9266 1700

- Superbly Presented Three Bedroom Detached Family Home Occupying a Private Site in the Popular Breton Hall, Lisburn
- Ideally Positioned just off Boomers Road
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Three Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Bright and Airy Reception Hall with Downstairs WC
- Family Room with Potential to be Used as a Fourth Bedroom
- Separate Living Room with Wood Burning Stove
- Open Plan Kitchen Living Dining Space with High Vaulted Ceilings
- Separate Utility Room
- Oil Fired Central Heating and UPVC Double Glazing Throughout
- Detached Garage with Roller Shutter
- Enclosed Front Garden Laid in Lawns
- Enclosed Rear Garden with Southerly Aspect and Patio Area
- Tarmac Driveway with Ample Private off Street Parking
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Hardwood front door with double-glazed top light into reception hall.

RECEPTION HALL: Feature patterned tiled floor.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, wash hand basin with chrome mixer tap, tiled splashback, polished tiled floor, frosted glass window.



BEDROOM (4)/OFFICE: 9' 5" x 7' 6" (2.87m x 2.29m) Outlook to front, laminate effect flooring.



LIVING ROOM: 14' 6" x 14' 0" (4.42m x 4.27m) Outlook to front, laminate effect flooring, understair storage, cast iron wood burning stove with slate hearth and feature exposed brick recess, wooden sleeper mantelpiece.



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KITCHEN/DINING LIVING SPACE: 24' 6" x 17' 6" (7.47m x 5.33m) (at widest points) Bespoke fully fitted kitchen with granite worktops, stainless steel single drainer sink with side drainer and chrome mixer tap, built-in fridge freezer, built-in dishwasher, built-in four-ring ceramic hob with stainless steel extractor fan and built-in oven and grill, breakfast bar with seating area, recessed spot lighting, ample space for casual dining, tiled floor. Living area with dual aspect to rear and side, high vaulted ceiling, uPVC double glazed French doors to rear garden.



UTILITY ROOM: Range of high and low level units, worktops, stainless steel single drainer sink with chrome mixer tap, picture window, plumbed for washing machine, plumbed for tumble dryer and tiled floor.

Stairs to . . .



First Floor

LANDING: Access hatch to part floored roofspace via Slingsby ladder. Hot press with built-in shelving and access to pressurised water cylinder.

BEDROOM (1): 13' 0" x 13' 0" (3.96m x 3.96m) (at widest points) Outlook to front.



ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splash back, tiled floor, extractor fan, corner shower unit with PVC clad walls, shower with chrome thermostatic control valve, telephone attachment and rainfall headset.



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BEDROOM (2): 10' 8" x 10' 5" (3.25m x 3.18m) (at widest points) Mature outlook to front, additional built-in storage.



BEDROOM (3): 14' 3" x 9' 7" (4.34m x 2.92m) (at widest points) Outlook to side.



FAMILY BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splash back, panelled bath with chrome mixer taps and telephone attachment, chrome heated towel rail, corner shower unit with PVC cladded walls, shower cubicle with chrome thermostatic control valve and telephone attachment, low voltage recessed spot lighting, extractor fan and tiled floor.



Outside

Tarmac driveway with off Street parking for 2 or 3 cars, enclosed front garden laid-in lawns.

DETACHED GARAGE: 20' 0" x 10' 8" (6.1m x 3.25m) (at widest points) uPVC double glazed access door and uPVC double glazed windows, up and over ruler shutter door, access to oil boiler, light and power.

Enclosed rear garden, part patio, part laid in lawns with southerly aspect, bench storage, access to oil tank.

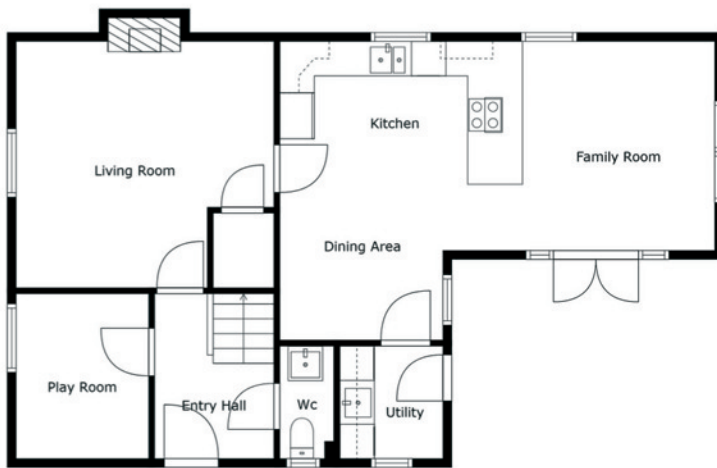


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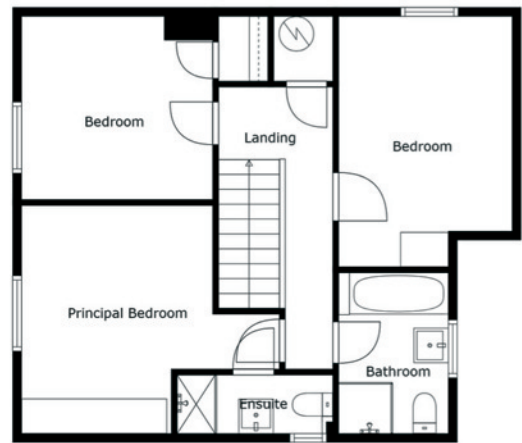
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Location:

51 Breton Hall is located off Boomers Road, Lisburn.



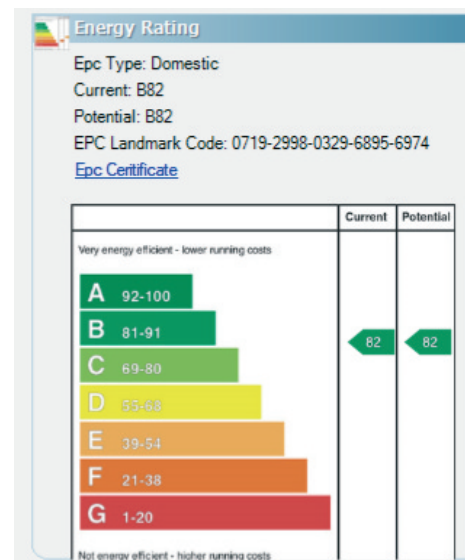
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
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