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1 Railway Cottages

Lambeg
BT27 4QW

Offers Over £195,000

1 RAILWAY COTTAGES, BT27 4QW

- Extended End Townhouse in an Exclusive Cul De Sac Development
- Good Sized Lounge with Attractive Fireplace
- Luxury Fitted Kitchen Open Plan to Dining Area/Separate Utility Room
- 3 Well Proportioned Bedrooms, including Master with Ensuite Shower Room
- Bathroom with White Suite/Ground Floor Wet Room with WC
- Gas Central Heating/uPVC Double Glazed Windows
- Allocated Parking Spaces for 2 Cars
- Private Enclosed Garden Area
- Superb Location convenient to Belfast and Lisburn/Close to Public Rail and Bus Services
- Convenient to a Range of Amenities in Lisburn

This attractive, extended end townhouse home is ideally located within this highly regarded modern cul de sac development just off Lambeg Road and Queensway.

The property is extremely well presented by the current owners offering bright and spacious accommodation. Internally the accommodation briefly comprises an entrance hall leading to a generous lounge and recently installed kitchen which is open plan to the dining area and also benefits from a cleverly designed utility area with sliding frosted glass door. In addition, there is a wet room shower room on the ground floor.

On the first floor there are three bedrooms, including one with an ensuite shower room and a bathroom. In addition, the property benefits from double glazed windows and gas fired central heating.

If the ground floor wet room is not required the adaptable accommodation could also be changed to offer a home office or additional reception space.

Externally there is allocated parking for two cars along with a rear sitting area.

Set in a quiet location, yet remaining convenient to both Belfast and Lisburn, along with a variety of local amenities including shops, public paths, the Lagan Towpath and public transport routes, this fine home can only be fully appreciated on internal inspection.







PROPERTY COMPRISES

Barn style uPVC double glazed front door to reception hall.

RECEPTION HALL Wood effect tiled floor, walk in storage cupboard with part tiled walls and matching tiled floor.

LUXURY FITTED KITCHEN OPEN TO DINING AREA 15' 0" x 13' 4" (4.57m x 4.06m) (overall @ widest points) Extensive range of high and low level units, quartz work surfaces with matching splashback, stainless steel sink unit with quartz drainer and mixer tap, Zanussi 5 ring gas hob with matching quartz splashback and Coppe extractor fan over, integrated dishwasher, eye level double oven with Zanussi microwave oven, integrated fridge/freezer, additional integrated freezer, low voltage spotlights, matching wood effect tile floor, concealed gas fired boiler, glazed double doors to lounge.

UTILITY CUPBOARD Sliding frosted glass door, concealing matching range of units, work surfaces, plumbed for washing machine, extractor fan.

LOUNGE 17' 5" x 13' 3" (5.31m x 4.04m) Wood effect tile floor, hole in the wall living flame gas fire, low voltage spotlights.

SHOWER WET ROOM White suite comprising low flush WC, vanity unit with storage, walk in shower enclosure with rainwater shower, part panelled walls, low voltage spotlights.





FIRST FLOOR LANDING Access to roof space (via ladder, floored for storage with light), storage cupboard.

BEDROOM 13' 3" x 9' 6" (4.04m x 2.9m)

FULLY TILED ENSUITE SHOWER ROOM White suite comprising low flush WC, vanity unit with storage, fully tiled shower cubicle, fully tiled walls, extractor fan.

BEDROOM 13' 4" x 7' 6" (4.06m x 2.29m) Extensive range of built in robes and storage.

BEDROOM 11' 10" x 7' 8" (3.61m x 2.34m)

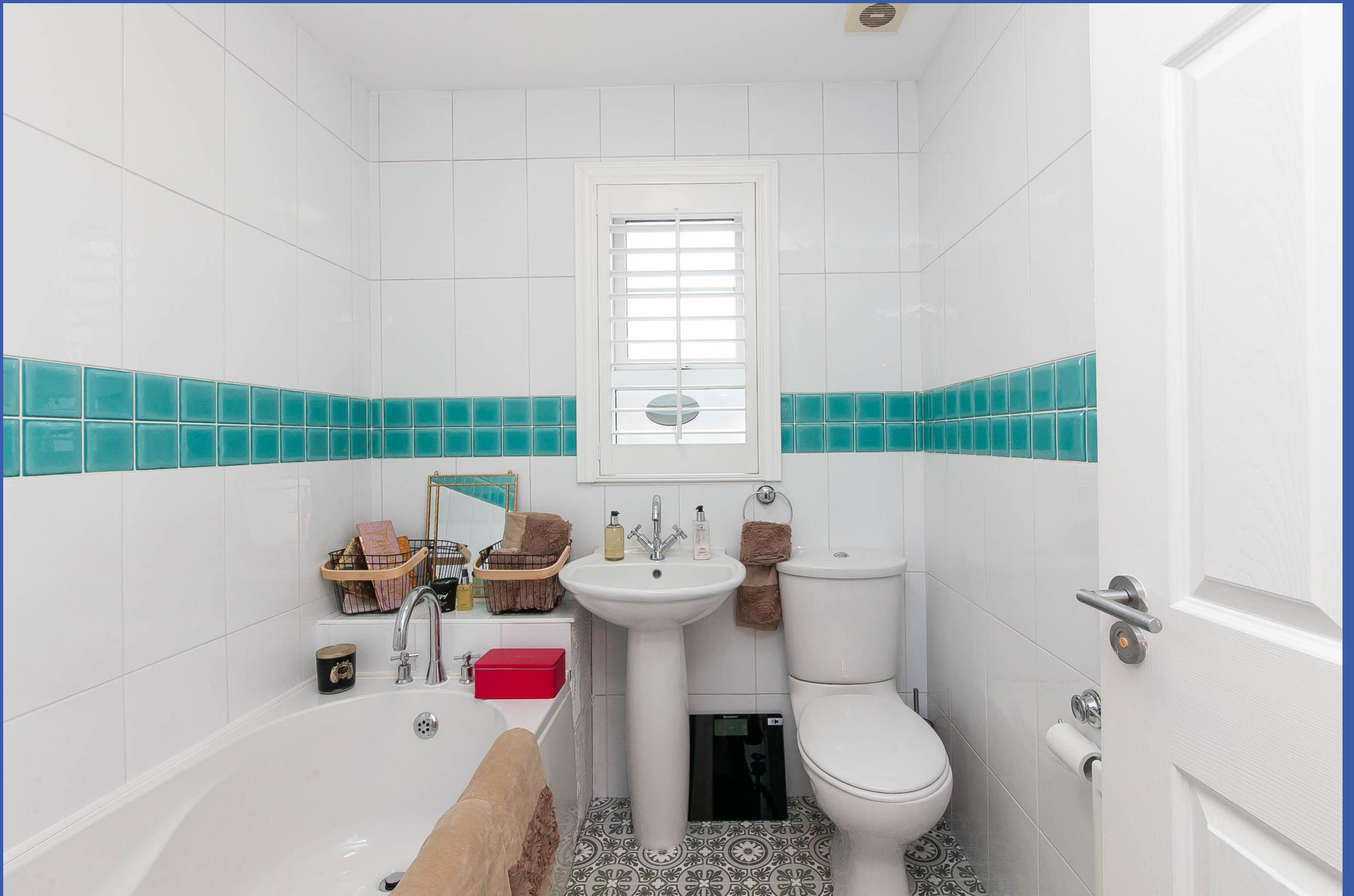
BATHROOM White suite comprising of panelled bath, low flush WC, pedestal wash hand basin, fully tiled walls, extractor fan.

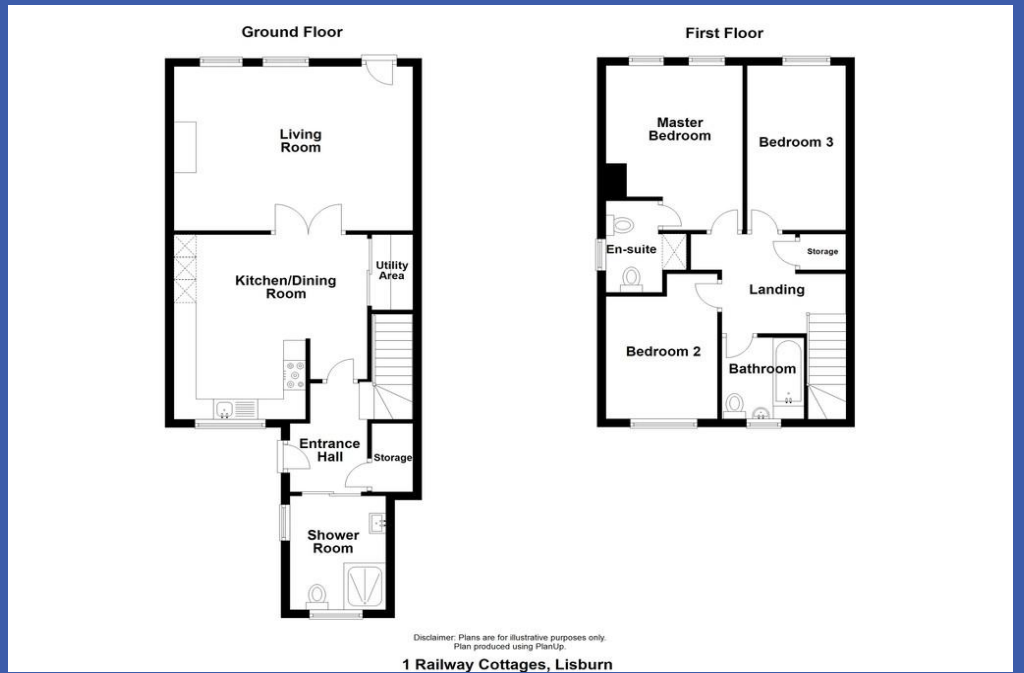
OUTSIDE Quiet cul de sac development, front forecourt garden area in loose pebbles with paved path to door. Enclosed rear sheltered sitting area with boundary wall and fence to allocated car parking spaces.

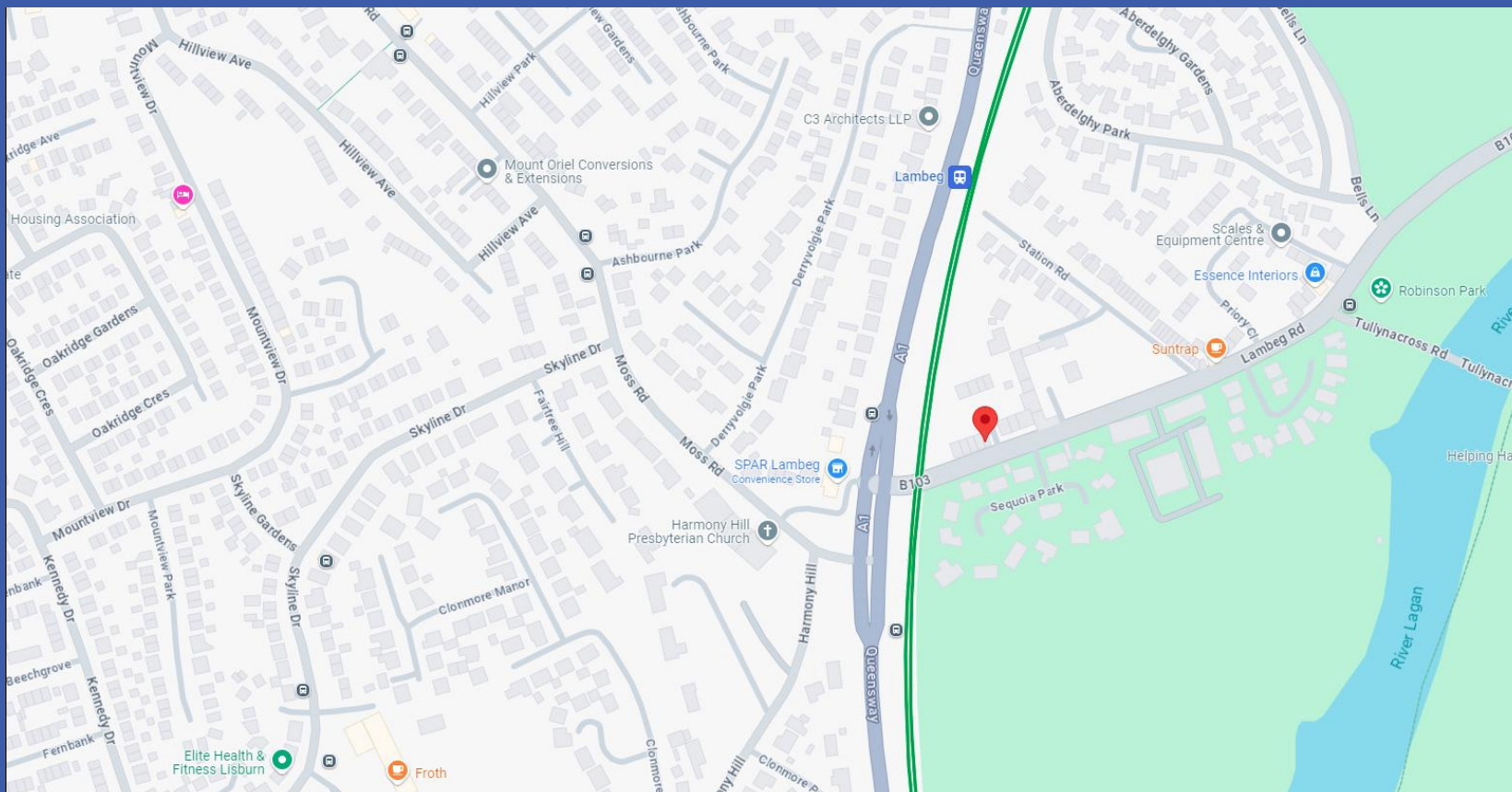






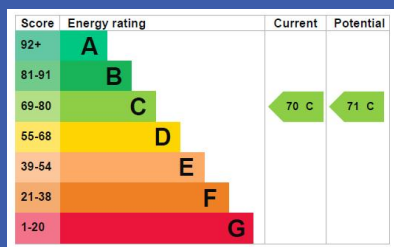






Directions:

Coming out of Belfast on Upper Malone Road (which becomes the Ballyskeagh Road) keep going onto Lambeg Road, over the stone bridge and the development is on right hand side. Alternatively coming from Lisburn turn right off Queensway opposite McBurney's post office and development is on left hand side.



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