



This extended deceptively spacious detached family home is situated on a delightful double site just off Antrim Road and Prince William Road. Originally two properties as numbers 83 and 85 the property is now combined as one, beautifully presented family home offering spacious family accommodation which is perfectly complemented by the delightful private, enclosed rear gardens with sheltered paved sitting area. The property is extremely convenient to a range of amenities in Lisburn including shops, public transport and leading schools. Recent sales in this locality have proven extremely popular and this property can only be fully appreciated on internal inspection. Viewing is highly recommended.

Offers Around
£250,000

83 Ballymacash Road,
Lisburn,
BT28 3ES

Viewing by
appointment with
& through agent
028 9266 1700

- Extended Detached Family Home in a Prime Residential Location
- Spacious Lounge with Attractive Mahogany Fireplace
- Separate Living Room and Dining Room
- Modern Fitted Kitchen Open Plan to Breakfast Area/Separate Utility Room
- 5 Bedrooms including 2 with Ensuite Shower Rooms
- Family Bathroom
- Well Presented Throughout
- Oil Fired Central Heating
- Double Glazed Windows
- Large Double Site with Front and Enclosed Private Rear Gardens with Sheltered Sitting Areas
- Large Detached Garage/Workshop (with floored attic space) and Additional Driveway Parking
- Exceptionally Convenient to a Wide Range of Amenities in Lisburn including Shops, Public Transport and Leading Schools
- Cavity wall Insulation/2 roofspaces
- Situated on Regular School and Public Bus Routes and within Walking Distance of Lisburn Train Station
- Close to Arterial Roads providing access to M1 Motorway for commuting
- Within walking distance of Lisburn City Centre
- Within walking distance of a wide range of leading schools, Primary Schools, Pre School Nurseries and Day Care Services
- Double Site Holding 2 Postal Addresses (nos 83 & 85) and Previously used as a Detached Family Home and Adjoining Business Premises (formerly a general store and hairdressers) and May be Suitable for a Variety of Alternative Development Opportunities Subject to Full Planning Permission

The Property Comprises:

Ground Floor

ENTRANCE PORCH: Tiled floor, glazed door with side window to...



ENTRANCE HALL: Tiled floor, under stairs cloaks area.



LOUNGE: 20' 0" x 19' 5" (6.1m x 5.92m) (at widest points) Attractive mahogany fireplace with slate hearth, gas coal effect fire, oak flooring, patio door leading to rear garden.



LIVING ROOM: 23' 10" x 12' 0" (7.26m x 3.66m) (at widest points) Attractive mahogany fireplace with slate hearth and gas coal effect fire, cornice ceiling, glazed double door to...



DINING ROOM: 11' 7" x 11' 2" (3.53m x 3.4m) Tiled floor, access to rear, open arch to...



MODERN FITTED KITCHEN OPEN PLAN TO
BREAKFAST AREA: 21' 5" x 8' 0" (6.53m x 2.44m)
(at widest points) Range of high and low level units,
work surfaces with tiled splash back, 1 1/2 basin

single drainer stainless steel sink unit with mixer tap, space for cooker with tiled splash back and
extractor fan, integrated dishwasher, tiled floor, low voltage spot lights, integrated washing machine.



PANTRY: 12' 3" x 4' 1" (3.73m x 1.24m) Range of units, tiled floor, access to rear.

First Floor

LANDING: Access to roof space.



BEDROOM (1): 12' 2" x 9' 7" (3.71m x 2.92m) Built in wardrobes and storage.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with Mira electric shower, part tiled walls, tiled floor, extractor fan.

BEDROOM (2): 10' 4" x 9' 6" (3.15m x 2.9m) Built in wardrobe and storage.

ENSUITE SHOWER ROOM:
White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, tiled floor, extractor fan.



BEDROOM (3):
12' 6" x 10' 10"
(3.81m x 3.3m)



BEDROOM (4):
11' 0" x 10' 10"
(3.35m x 3.3m)



BEDROOM (5):
7' 10" x 7' 10"
(2.39m x 2.39m) Built in wardrobe and storage.

BATHROOM: White suite comprising panelled bath with mixer tap and Aqualisa shower over, pedestal wash hand basin, low flush wc, part tiled walls, tiled floor, chrome heated towel rail, hot press.



Outside

Front garden in lawn and flower beds with boundary hedge and walls, Tarmac driveway with parking for several cars and leading to...



DETACHED GARAGE:

19' 10" x 18' 0"

(6.05m x 5.49m)

Power and light. Fixed wooden staircase leading to loft above.





Location:
Heading out of Lisburn on Prince William Road turn right onto
Ballymacash Road and Number 83 is on the right hand side.

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

Bangor - 028 91 45 1166
Holywood - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com

Getting You Best Price



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

