



We are delighted to offer this modern family home to the market in this highly sought after and convenient location.

Beautifully presented by its current owners, it is ideal for modern family living. Boasting a high level of finish throughout with open plan reception spaces and well-proportioned bedroom accommodation. It offers three bedrooms (principal with ensuite shower room) and spacious open plan kitchen/living/dining space on the ground floor.

Viewing is highly recommended to fully appreciate this modern home.

Offers Over
£249,950

48 Magheralave Road,
Lisburn,
BT28 3BS

Viewing by
appointment with
& through agent
028 9266 1700

- Well Proportioned Recently Constructed Semi Detached Home
- Spacious Open Plan Kitchen with Range of Appliances/Central Island open to Living Room
- Utility & Downstairs WC
- Three Generous Bedrooms, Principal with Ensuite Shower Room
- Contemporary Bathroom & Ensuite
- Gas Fired Central Heating / Underfloor Heating on Ground Floor
- Double Glazing
- Generous Driveway Parking
- Gardens To Front & Rear
- Popular & Convenient Location Close To Local Amenities, Schooling & Transport Routes
- Well Presented Throughout with a High Standard Of Finish
- Viewing Strongly Recommend By Appointment



The Property Comprises:

Ground Floor

ENTRANCE HALL:

LIVING ROOM: 15' 5" x 15' 2" (4.7m x 4.62m) Under stairs storage. Open plan to:



KITCHEN: 12' 10" x 11' 6" (3.91m x 3.51m) Excellent range of high and low level high gloss units, island unit with breakfast bar. Single drainer stainless steel sink unit, four ring gas hob, splashback, combi microwave oven and oven, integrated fridge and freezer, storage cupboard, integrated dishwasher.



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DINING AREA: 9' 9" x 8' 11" (2.97m x 2.72m)

UTILITY ROOM: 6' 9" x 5' 5" (2.06m x 1.65m) Plumbed for washing machine, gas boiler.



DOWNSTAIRS W.C.: Low flush wc, wash hand basin, splashback.

First Floor

LANDING: Storage, access to roofspace.

PRINCIPAL BEDROOM: 10' 4" x 10' 4" (3.15m x 3.15m)

ENSUITE SHOWER ROOM: Shower, wash hand basin, low flush wc, chrome heated towel rail, extractor fan.



BEDROOM (2): 12' 6" x 9' 5" (3.81m x 2.87m)



BEDROOM (3): 8' 10" x 8' 8" (2.69m x 2.64m)



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BATHROOM: Bath, shower over, low flush wc, wash hand basin, part tiled walls, spotlights, ceramic tiled floor.



Outside

Driveway parking. Gardens to front and rear in lawn with paved patio area.





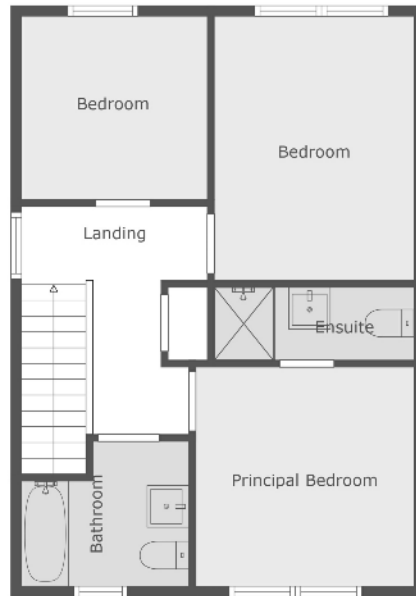
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Location:

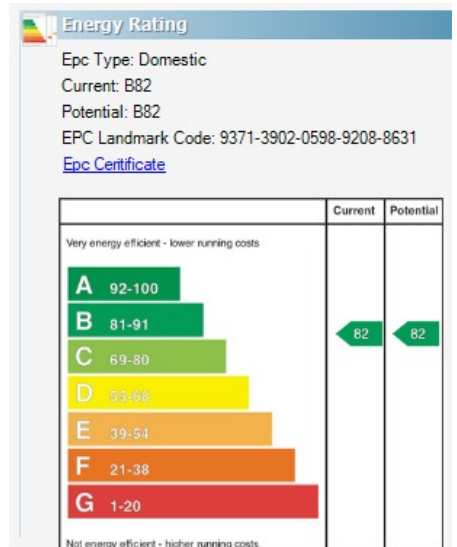
From Kirkwoods Road turn left onto Magheralave Road and No. 48 is on the right hand side past Magheralave Meadows entrance.



Floor 1



Floor 2



Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
www.templetonrobinson.com

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