



We are delighted to offer this delightful three bedroom, semi-detached for sale, nestled between Lisburn City and South Belfast. The property is located within a small development and offers beautiful views across the countryside yet remaining convenient to a range of local amenities in Lisburn and Belfast Cities.

Internally the property comprises; entrance hall with cloakroom/wc, lounge with feature fireplace, good sized open plan modern fitted kitchen with casual dining and a separate utility room. On the first floor, there are three well proportioned bedrooms, one with ensuite and a modern bathroom.

There is oil fired central heating, double glazed windows, driveway parking for two cars and a spacious lawn with country views to the rear.

Ideal owner occupier or investor house, we believe that interest will be high and advise an early viewing.

Offers Over
£237,500

37 Bonnies Lane,
Church Hill,
Lambeg,
LISBURN, BT27 4SB

Viewing by
appointment
through agent
028 9066 3030

- Modern Three Bedroom Semi-Detached in Small Development with Country Views
- Entrance Hall and Cloakroom/wc
- Lounge with Feature Fireplace
- Modern Fitted Kitchen with Range of Integrated Appliances Open Plan to Casual Dining Area
- Utility Room
- Three Well Proportioned Bedrooms, One with Ensuite Shower Room
- Modern Bathroom
- Oil Fired Central Heating / Double Glazed Windows
- Thermostatically controlled underfloor heating on ground floor
- Driveway Parking for Two Cars, Spacious Lawns with Country View
- Nestled Between Lisburn and Belfast, Ideally Located Close to Many Amenities
- Close to leading schools in both Lisburn and South Belfast
- Ideal for an Owner Occupier or Investor

The Property Comprises:

Ground Floor

Hardwood front door and glazing to:

ENTRANCE HALL: Laminate wood effect floor.

CLOAKROOM/WC: White suite comprising low flush wc, wash hand basin, tiled splashback, laminate wooden floor, extractor fan.

LOUNGE: 13' 10" x 11' 11" (4.22m x 3.63m)

Feature fireplace and gas coal effect fire.

MODERN FITTED KITCHEN OPEN PLAN TO

DINING: 18' 3" x 9' 5" (5.56m x 2.87m) Range of high and low level units, work surfaces, one and a half bowl stainless steel single drainer sink unit, integrated fridge/freezer, integrated Zanussi four ring gas hob, stainless steel extractor fan over, integrated Zanussi dishwasher, part tiled walls, ceramic tiled floor, low voltage spotlights. Door to front.

UTILITY ROOM: 7' 5" x 7' 1" (2.26m x 2.16m)

Range of units, work surfaces, plumbed for washing machine, gas boiler, ceramic tiled floor.



First Floor

LANDING: Airing cupboard.

BEDROOM (1): 13' 11" x 12' 3" (4.24m x 3.73m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, feature tiling, fully tiled shower cubicle, ceramic tiled floor, low voltage spotlights, extractor fan.

BEDROOM (2): 9' 9" x 9' 5" (2.97m x 2.87m)

BEDROOM (3): 9' 5" x 8' 1" (2.87m x 2.46m)

BATHROOM: White suite comprising low flush wc, wash hand basin, feature tiled splashback, panelled bath with shower over, ceramic tiled floor, low voltage spotlights, extractor fan.

Outside

Front lawns with pavior path, bushes and hedging. Driveway parking for 2 cars.

Wooden shed/bin area.

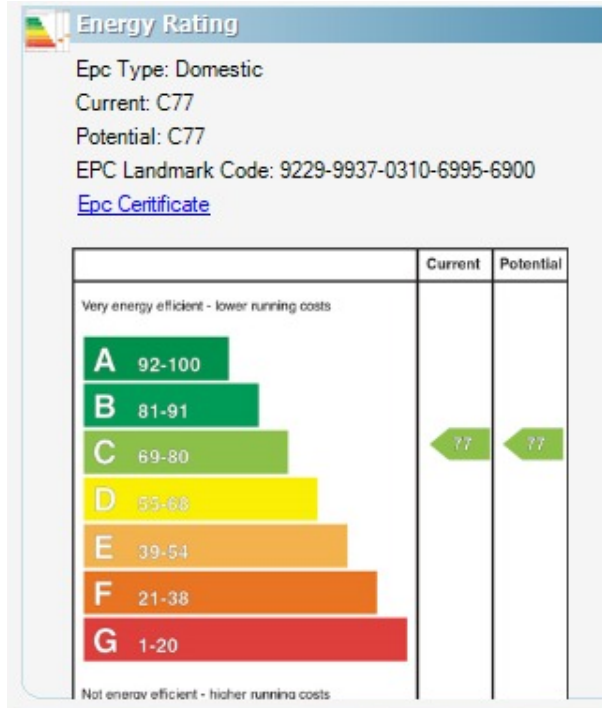
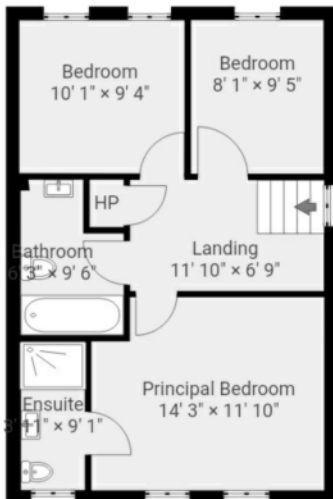


Telephone 028 9066 3030

www.templetonrobinson.com

Location:

From Upper Malone Road continue on Ballyskeagh Road past the driving range/Andrew Morris Golf and Bonnies Lane is on the left hand side after the narrow bridge.



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

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