



A stunning and much admired detached family home in the eternally popular Antrim Road area of Lisburn, and with leading schools for all ages within a short distance, it's easy to recognise why the area remains a highly sought after location meeting the needs of discerning family buyers.

Road and rail links to Belfast are also readily accessible with Lisburn railway station and Lisburn City Centre just a short walk away.

**1 LEATHEMS WAY, ANTRIM ROAD,
LISBURN BT28 3AY**

**OFFERS AROUND
£475,000**

This most attractive property combines an appealing elevation with well proportioned family accommodation over 2 floors. The classically styled home was built in 2016 to the usual high standards for which Porter Homes are well known, including concrete upper floors, and the current vendors have since finished this house to a breath taking standard internally and added a beautiful sunroom to its rear.

The ground floor comprises entrance hall, lounge, family room, a stunning open plan kitchen with dining area continuing into the rear sun room, utility room and ground floor WC.

At first floor level is the principal bedroom with ensuite shower room, 3 further bedrooms and the exceptional main bathroom, all set around an attractive open landing.

The property benefits from zoned oil fired central heating and PVC double glazed windows.

Slightly elevated, overlooking the Antrim Road, the property sits behind attractive railings, with lawned areas and central pedestrian access gate and paths finished in natural stone paving.

The landscaped rear garden has several seating areas finished in brick pavior, in which to catch the sun at different times of the day, all being well screened with a combination of boundary privacy walls and fencing.

There is excellent parking with a tarmac finish and a detached single garage.

Viewing can be arranged by appointment with Falloon Estate Agents on 028 9266 3396

GROUND FLOOR :

Entrance hall

Hardwood feature front door with fanlight over and part glazed side panels. Parquet woodblock flooring. Cast iron radiator. Stairs to first floor level with painted balustrade, spindles and handrail. Under stairs storage. Alarm panel.



Lounge

w: 3.53m x l: 4.98m (w: 11' 7" x l: 16' 4")

Feature period slate fireplace with slate tiled hearth. Inset log burner. Parquet woodblock flooring. 2 Double panelled radiators.



Dining Room

w: 2.98m x l: 3.68m (w: 9' 9" x l: 12' 1")

Parquet woodblock flooring. Wall panelling detail. Double panelled radiator.



Kitchen/dining

w: 4.24m x l: 8.06m (w: 13' 11" x l: 26' 5")

Excellent contemporary kitchen with a range of white gloss high and low level units, set around a central island unit which houses the ceramic hob with stainless steel extractor over. Quartz worktops and upstands. 'Franke' sink unit with mixer fitting. 2 integrated 'Bosch' ovens. Integrated 'Bosch' microwave. Integrated dishwasher. 2 larder cupboards. Pan drawers. American style fridge/freezer. Spot lights. Floor tiling. 2 double panelled radiators.

Dining area open plan to sunroom.



Sunroom

w: 3.35m x l: 3.73m (w: 11' x l: 12' 3")

Sun room extension with sliding glass doors providing corner view of and access to the landscaped rear garden. Feature roof lantern. Spot lights. Floor tiling. Contemporary chrome vertical radiator.



Utility Room

w: 1.76m x l: 2.75m (w: 5' 9" x l: 9')

Range of fitted units to match kitchen, including tall 'broom' cupboard. 'Franke' 1.5 bowl stainless steel sink unit, mixer tap. Integrated washing machine. Integrated tumble dryer. Floor tiling. Extractor fan. Single panelled radiator. Part glazed PVC door to rear.

WC

Semi pedestal wash hand basin, mixer tap. Low flush WC. Feature tiled wall. Floor tiling. Single panelled radiator.



FIRST FLOOR:

Landing

Balcony style landing with display or study area. Access to roof space via folding ladder. Shelved hot press with pressurised water tank. Double panelled radiator.



Bedroom 1

w: 3.51m x l: 3.67m (w: 11' 6" x l: 12')

Feature wall with wooden slat panelling. Laminate flooring. Double panelled radiator.

En-suite

w: 1.24m x l: 2.38m (w: 4' 1" x l: 7' 10")

Large tiled shower enclosure with chrome dual rain head and hand held shower. Wash hand basin on vanity unit. LED mirror. Low flush WC. Floor tiling. Part tiled walls. Spot lights. Extractor fan. Chrome towel radiator.





Bedroom 2

w: 2.88m x l: 3.59m (w: 9' 5" x l: 11' 9")

Excellent range of fitted wardrobes, part mirror fronted. Laminate flooring. Double panelled radiator.



Bedroom 3

w: 2.98m x l: 4.22m (w: 9' 9" x l: 13' 10")

Wall panelling detail. Laminate flooring. Double panelled radiator.



Bedroom 4

w: 2.97m x l: 3.71m (w: 9' 9" x l: 12' 2")

Laminate flooring. Double panelled radiator.



Bathroom

w: 3.15m x l: 3.18m (w: 10' 4" x l: 10' 5")

Luxury bathroom with contemporary free standing bath with mixer tap and shower fitting. Tiled quadrant shower enclosure with chrome mixer shower. Wash hand basin on vanity, mixer tap. Low flush WC. Floor tiling. Part tiled walls fitted in attractive brick pattern. Spot lights. Extractor fan. Chrome towel radiator. Double panelled radiator



Outside

The front garden is enclosed with a part wall, part metal railing to the main part, with timber fencing and gate separating it from the rear garden. Pedestrian gate. Paved steps and paths. Lawned area. Shrub beds.

The landscaped rear garden is also enclosed with a mix of timber fencing and brick privacy walls. Extensive pavior brick patio areas, seating areas and paths. Lawned areas to side and rear. Gate to front garden. Side gate to parking area. Outside tap. Outside power points. Outside lighting. PVC oil storage tank in screened area.

Detached Garage

w: 3.3m x l: 6.3m (w: 10' 10" x l: 20' 8")

Roller door. Pedestrian door. Oil fired boiler.

Tenure

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

Rates payable

From LPSNI website - rates payable 2024/2025 £1957.50

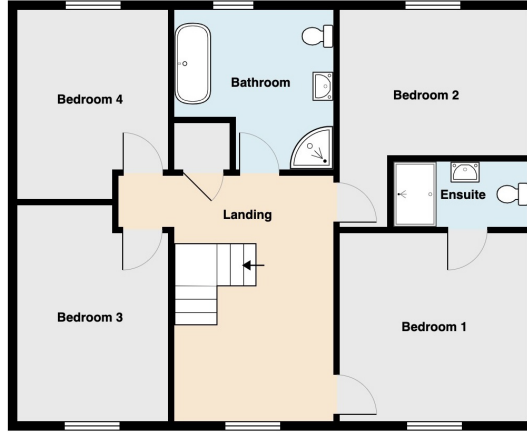




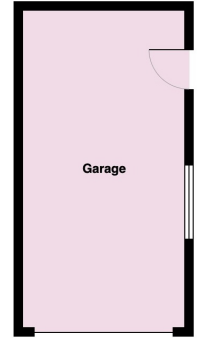
1, Leathems Way, LISBURN, BT28 3AY



Ground Floor



First Floor



VIEWING

By appointment with Agent

VALUATIONS

Thinking of selling ? We offer FREE, no obligation pre-sale valuations.

FINANCIAL ADVICE

We offer an independent mortgage advice service. Please contact us for further details.

ENERGY PERFORMANCE CERTIFICATE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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'Falloon' is a trading style of J K Falloon + Co
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