



We are delighted to bring to the market this beautifully presented detached chalet bungalow occupying an extensive private site with versatile living accommodation throughout. Located in the heart of Lambeg just off the highly sought after Queensway, the property provides an excellent standard of fixtures and fittings throughout with nothing left to do but simply move in.

This superb address offers ease of access for the city commuter and is ideally positioned between Belfast and Lisburn with a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools.

The ground floor of the property comprises of a spacious hall with generous built in storage, living room leading to separate sun room, dining room leading to separate lounge, bespoke fitted kitchen with dining area, two well-proportioned bedrooms, one with luxurious en-suite shower room and a separate family bathroom with modern white suite.

The first floor the property provides two further well-proportioned bedrooms with excellent additional built in eaves storage, separate shower room and a further office which could be used as a play room or additional storage area.

The property further benefits from UPVC double glazing throughout, gas fired central heating, tarmac driveway with ample private off-street parking, detached garage providing additional storage and an enclosed landscaped private rear garden with patio areas ideal for outdoor entertaining.

Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around
£395,000

139 Queensway,
LISBURN,
BT27 4QS

Viewing by
appointment with
& through agent
028 9266 1700

- Superbly Presented Four Bedroom Detached Family Home with an Extensive Private Site
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Malone Golf Club and Dunmurry Golf Club
- Three Separate Reception Rooms and a Magnificent Open Plan Kitchen Diner with Bespoke Fitted Kitchen and Extensive Range of Built in Units and Appliances
- Separate Sun Room with Outlook to Rear Garden
- Two Ground Floor Bedrooms Including Main Bedroom with En-Suite Shower Room
- Separate Family Bathroom with Luxurious Modern White Suite
- Two First Floor Bedrooms with Excellent Eaves Storage
- Separate Office Room or Potential Additional Storage Area
- Shower Room and WC
- Front Garden Laid in Lawns with Tarmac Driveway Providing Ample off Street Parking
- Enclosed and Landscaped Rear Garden with Patio Areas for Outdoor Entertaining
- Detached Garage with Up and Over Door
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

uPVC composite front door with glass insets and side lights.

RECEPTION HALL: Laminate effect wooden flooring. Generous under stairs storage/cloaks.

Hotpress with insulated lagged copper cylinder and additional built-in storage.

LIVING ROOM: 17' 9" x 10' 9" (5.41m x 3.28m) (at widest points). Outlook to front. Wood effect laminate flooring. Cornice ceiling. Marble fireplace surround with electric inset. French doors leading to Sun Room.



DINING ROOM: 12' 8" x 11' 7" (3.86m x 3.53m) (at widest points). Dual aspect to front and side. Wood effect laminate flooring. French doors to leading to:



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www.templetonrobinson.com

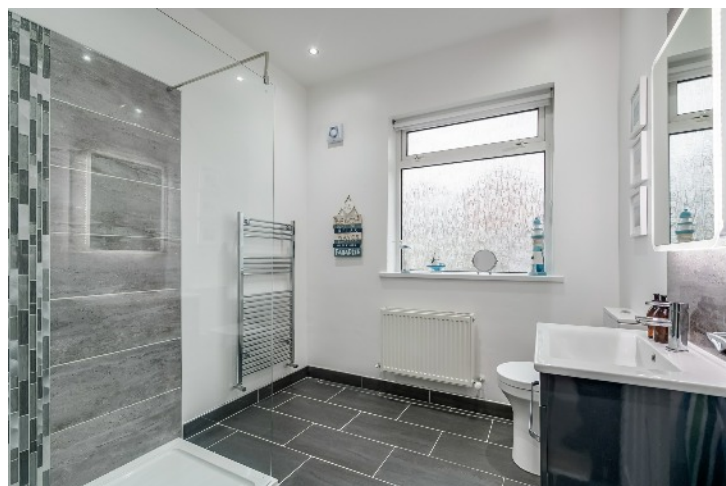
LOUNGE: 12' 9" x 12' 2" (3.89m x 3.71m) (at widest points). Dual aspect to front and side. Gas coal effect fire with wood surround and mantelpiece, marble inset, cornice ceiling.



KITCHEN/DINER: 21' 7" x 10' 9" (6.58m x 3.28m) (at widest points). Bespoke fully fitted kitchen with range of high and low level units. Laminate worktops, five ring touch screen Belling ceramic hob with glass splashback and extractor fan. Built-in high level oven and grill. Plumbed for American style fridge/freezer. Built-in pantry storage, Blanco sink unit with chrome mixer taps, integrated dishwasher and washing machine. Extended breakfast bar with seating area. Tiled floor, low voltage spotlights, floor to ceiling radiator, uPVC double glazed access door to rear garden. Glazed access door to:



SUN ROOM: 12' 8" x 10' 9" (3.86m x 3.28m) (at widest points). Outlook to rear garden and patio area. Tiled floor. French doors leading to living room. Light, power and heating. uPVC double glazed French doors out to rear garden.



FAMILY BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap, tiled splashback, built-in vanity unit, tiled floor. Walk-in fully tiled shower enclosure with glass screen and drying area, chrome thermostatic control valve and telephone attachment, rain shower head. Chrome heated towel rail, low voltage spotlights, frosted glass window.

BEDROOM (1): 12' 0" x 10' 0" (3.66m x 3.05m) (at widest points). Outlook to rear. Laminate wood effect floor.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and vanity unit, tiled splashback, chrome heated towel rail. Corner shower unit with glass bi-folding door. Cladded shower enclosure with chrome thermostatic control valve, telephone attachment. uPVC tongue and groove ceiling. Low voltage recessed spotlights. Frosted glass window, extractor fan.



BEDROOM (4): 9' 0" x 9' 0" (2.74m x 2.74m) (at widest points). Outlook to side. Laminate flooring. Built-in robes with mirrored sliding doors. Additional storage.

First Floor

LANDING: Access hatch to roofspace.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome tap and vanity unit, uPVC cladded walls. Shower with Mira Sport electric shower and glass bi-bolding door, chrome telephone attachment. Low voltage recessed spotlights and extractor fan.



BEDROOM (3): 12' 0" x 11' 5" (3.66m x 3.48m) (at widest points). Velux window. Additional built-in storage.



BEDROOM (2): 12' 0" x 9' 0" (3.66m x 2.74m) (at widest points). Outlook to rear. Additional built-in storage.



OFFICE/FLOORED ROOFSPACE: 17' 0" x 9' 0" (5.18m x 2.74m) (at widest points). Double Velux window. Excellent additional built-in storage in eaves. Fully floored with light.

Outside

Extensive front gardens laid in lawns with surrounding hedging. Sweeping tarmac driveway with off-street parking for several cars. Access to rear parking.

REAR GARDEN: Extensive enclosed private rear garden with south westerly aspect. Fully landscaped with patio area, tarmac area with additional off-street parking. Stone rear retaining wall. Surrounding hedging and lawns. Outside tap and outside light.

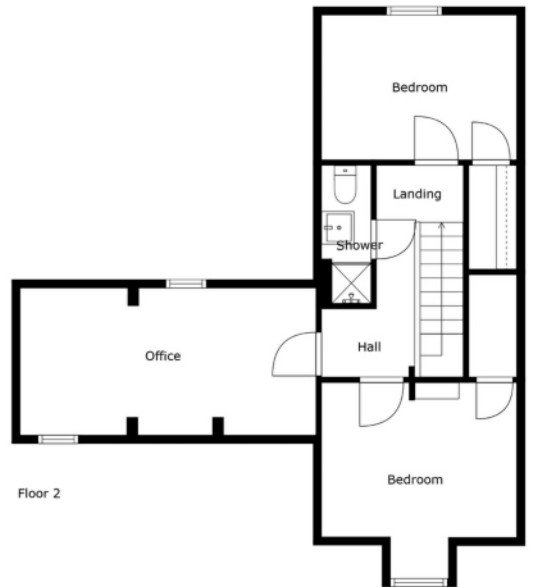
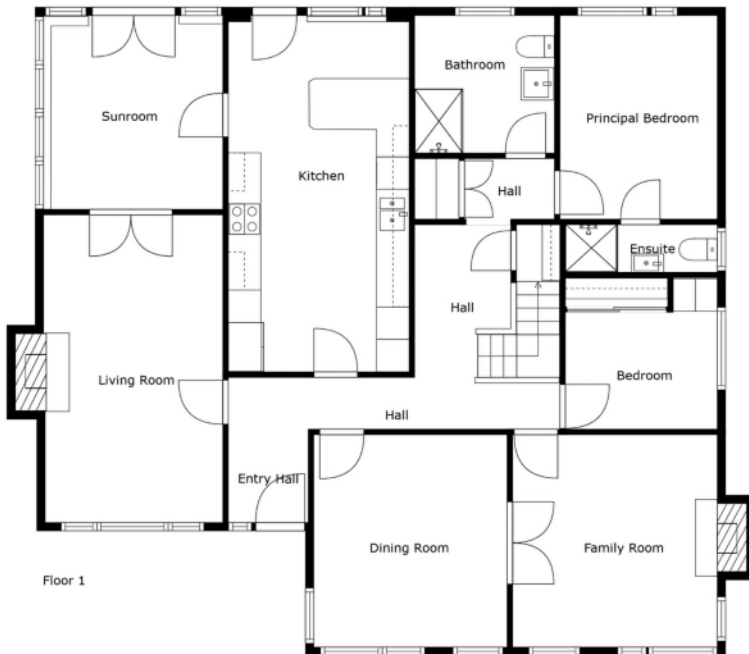
DETACHED GARAGE: 29' 3" x 16' 5" (8.92m x 5m) (at widest points). Space for tumble dryer, light and power. Metal up and over door.



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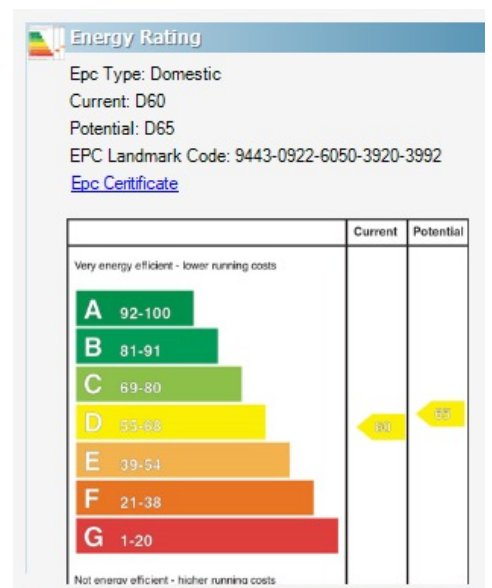
Location:

Coming out of Lisburn on Queensway, go past the turn off for the Lambeg Road on your right hand side. 139 Queensway is located past this on the left hand side of the road.



Sizes And Dimensions Are Approximate. Actual May Vary.

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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