



This charming, character Georgian dwelling is set in the Lagan Valley Regional Park and is steeped in local history having originally built in the 19th Century as a manager's cottage for the Lambeg Bleaching, Dyeing and Finishing Company and offers spacious accommodation which has been sympathetically renovated and updated by the current vendors and is perfectly complemented by the enclosed and private rear garden with a sheltered sitting area.

Set in a quiet location, yet remaining convenient to both Belfast and Lisburn, along with a variety of local amenities including shops, public paths, the lagan towpath and public transport routes, this fine home can only be fully appreciated on internal inspection.

Offers Over
£225,000

4 Green Hill,
Lambeg,
Lisburn,
BT27 5SN

Viewing by
appointment with
& through agent
028 9266 1700



- Charming Property in a Convenient & Semi Rural Location
- Lounge with Cast Iron Fireplace
- Separate Dining Room
- Kitchen with Dining Area
- 3 Good Sized Bedrooms, 2 with Built-in Robes & 1 with a Cast Iron Fireplace
- Ground Floor Bathroom with White Suite
- Parking to Front for 2 Cars
- Oil Fired Central Heating
- Double Glazed Windows
- Within Comfortable commuting Distance of both Belfast & Lisburn by Car, Bus or Train
- Convenient to a Range of Amenities Including Public Transport, Shops & the Lagan Towpath
- Enclosed & Private Rear Garden with a Sheltered Sitting Area
- Beautifully Presented Throughout/A Feeling of Warmth & Character

The Property Comprises:

Ground Floor

Glazed wood front door with outside coach lamp leading to . . .



ENTRANCE HALL: Reclaimed pine flooring leading to secondary hallway with built-in hotpress.



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LOUNGE: 15' 9" x 12' 1" (4.8m x 3.68m) Cast iron fireplace with slate hearth, vaulted beamed ceiling and angled-recess double aspect Georgian windows.



DINING ROOM: 13' 2" x 14' 11" (4.01m x 4.55m) Vaulted beamed ceiling and angled-recess double aspect Georgian windows.



KITCHEN WITH BREAKFAST AREA: 12' 7" x 11' 4" (3.84m x 3.45m) Range of units, polished steel work surfaces, twin stainless steel sink unit with mixer tap, four ring hob with electric oven underneath, stainless steel extractor fan, attractive wall tiling tongue and groove wall panelling to dado rail, shelved recess with exposed original brickwork. Original glazed brace-and-ledge back door with tiled step. Double aspect windows. Plumbed for washing machine, quarry tiled floor, access to rear, Velux window.



BEDROOM (2): 14' 11" x 11' 7" (4.55m x 3.53m) Built-in robe.



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BATHROOM: Tongue and groove panelled white bath with chrome antique mixer tap and telephone hand shower and splash tiling, low flush wc, pedestal wash hand basin with splash tiling, fully tiled shower cubicle with Mira shower, pine tongue and groove walls, stained plank style flooring, extractor fan, extractor fan.



Original wide Georgian staircase turning unto first floor landing with angled-recess Georgian window casing.

First Floor

LANDING: Vaulted ceiling with access to roofspace.

PRINCIPAL BEDROOM: 12' 2" x 12' 10" (3.71m x 3.91m) (into robe). Built-in robe and storage.



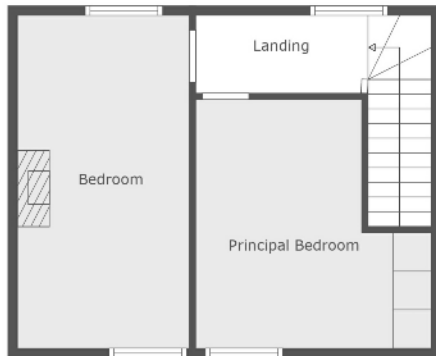
BEDROOM (3): 8' 11" x 17' 3" (2.72m x 5.26m) Cast iron fireplace with slate hearth and coal burning stove, vaulted ceiling and double-aspect windows.



Outside

Pebbled forecourt with parking for two cars. Delightful enclosed rear garden in lawn with mature boundary and pebbled patio leading to sheltered private sitting area, outside tap and light, boiler house.





Floor 2

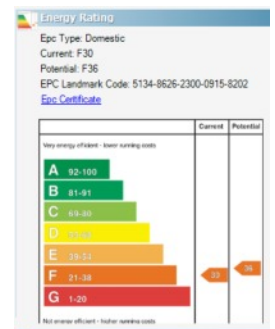


Floor 1

Location:

Coming from Lisburn towards Belfast turn right off Queensway opposite The Spar shop and go under the railway bridge, turn right on to Tullynacross Road and 4 Green Hill is on the left hand side.

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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