



This charming Detached Home is located within this exclusive cul-de-sac development situated off the Belsize Road.

A modern family home boosting modern convenience on the inside and charm on the outside. Its light, bright and highly functional conservatory kitchen diner is furnished with a range of high end appliances. A cosy lounge boasts a wood burner stove. Four well-proportioned bedrooms (principal with ensuite shower room) and modern family bathroom ensure its ideally suited to modern day living.

Ideally situated just minutes from the Belfast, Lisburn and local leading schools. Early viewing is encouraged.

Offers Around
£320,000

3 Belsize Way,
Lisburn,
BT27 4EZ

Viewing by
appointment with
& through agent
028 9266 1700



- Finished to a high specification throughout
- Lounge with feature wood burning stove
- Contemporary open plan living, kitchen diner space
- Utility/WC
- Four bedrooms (principal with ensuite shower room)
- Family bathroom with free sanding bath and separate shower
- Phoenix gas central heating
- uPVC high-performance double glaze windows
- Brick paved driveway leading to detached single garage
- Private and enclosed rear garden with sheltered patio area
- In close proximity to leading schools and further local amenities
- Easy access to Belfast, M1 motorway and beyond
- Early enquiries are recommended

The Property Comprises:

Ground Floor

ENTRANCE HALL: Composite double glazed door to front, ceramic tiled floor.



LOUNGE: 11' 6" x 16' 10" (3.51m x 5.13m) Wood burner stove and granite hearth.



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KITCHEN/LIVING/DINING: 11' 4" x 0" (3.45m x 0m) Large bank of wall units and large centre island with breakfast bar, Quartz worktops with 1.5 bowl steel sink with mixer taps and boiling water tap, gas hob with stainless steel extractor, 'pull up' power sockets, integrated wine fridge, twin electric oven, integrated fridge freezer, ceramic tiled floor, spotlights and UPVC double glazed French door to rear.



UTILITY/WC: 6' 1" x 6' 11" (1.85m x 2.11m) Ceramic tiled floor, range of high and low level units, sink unit with mixer taps, space for washer dryer, low flush wc, wall mounted sink unit with splash tiling, extractor fan.



First Floor

LANDING: Access to roofspace, hot press off.

BEDROOM (1): 12' 6" x 11' 3" (3.81m x 3.43m)



ENSUITE SHOWER ROOM: Ceramic floor, low flush wc, vanity sink unit, ceramic tiled splashback, fully tiled shower cap with power shower, spotlights, extractor fan.

BEDROOM (2): 11' 4" x 11' 4" (3.45m x 3.45m)



BEDROOM (3): 11' 6" x 9' 5" (3.51m x 2.87m)



BEDROOM (4): 8' 4" x 7' 1" (2.54m x 2.16m)



BATHROOM: Ceramic tiled floor, half tiled walls, low flush, vanity sink, freestanding bath, fully tiled shower cubicle, spotlights, extractor fan.



Outside

DETACHED GARAGE: 10' 1" x 16' 10" (3.07m x 5.13m) Roller door, power and light.



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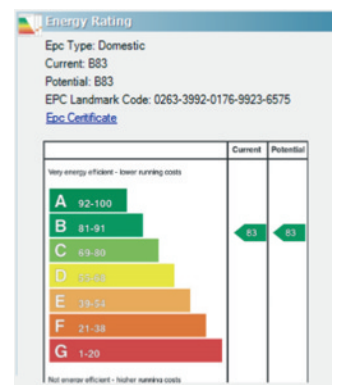
TENURE: We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For the period April 2024 to March 2025 £1,522.50

Location:

When leaving Lisburn on the Belsize Road, turn left into Belize Meadows, take left into Belsize Way and No. 3 is located on the right 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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