



56 GLENBRAE, LISBURN, BT28 2YJ

- A Most Outstanding And Exceptionally Well Presented Detached Property Occupying A Prime Setting Within This Ever Popular And Convenient Residential Location
- Well Appointed And Beautifully Decorated Throughout With Optional 3, 4 or 5 Bedroom Layout
- Lounge With Contemporary Fireplace
- Separate Family Room Or Bedroom
- Study/Home Office Or Bedroom With Laminated Timber Floor
- Luxury Fitted Kitchen And Dining Area With Range Of Integrated Appliances And Patio Doors
- Utility Room With Range Of Built In Units And Cloakroom With Low Flush Suite

PRICE: OFFERS IN THE REGION OF £269,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D60

REF:DL180624HG

- Luxury Tiled Bathroom With Phoenix Spa Bath And Large Shower Cubicle Plus Chrome Finish Heated Towel Rail
- Enclosed Rear Garden With South Facing Patio Area
- Detached Garage With Roller Shutter Door / Tarmac Driveway And Parking Space
- Oil Fired Central Heating System With Pressurised Hot Water
- PVC Double Glazed Windows And External Doors / PVC Fascias And Soffits



ACCOMMODATION: Measurements are approximate.

ENTRANCE HALL: Composite triple glazed entrance door and side panels. Built in cloaks storage cupboard.

CLOAKROOM: Low flush suite. Close couple low flush wc. Pedestal wash hand basin. Mono style mixer tap.

LOUNGE: 4.95m (16'3") x 3.28m (10'9")
Contemporary fireplace with gas fire (open fire could be reopened).

FAMILY ROOM: 3.30m (10'10") x 3.28m (10'9")

BEDROOM (4) OR STUDY: 3.17m (10'5") x 2.78m (9'1")
Laminated timber floor.

LUXURY FITTED KITCHEN AND DINING AREA:
6.02m (19'9") x 2.78m (9'1")
Excellent range of high gloss high and low level units. Quartz worktops and upstands. Composite sink with mono style mixer tap. AEG integrated oven. Touch control ceramic hob. Extractor hood is stainless steel and glassed canopy. Integrated fridge freezer. Integrated Bosch dishwasher. Recessed spotlights with led bulbs. Double glazed patio doors leading to patio and rear garden.

UTILITY ROOM: Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit. Mixer tap. Plumbed for washing machine.



FIRST FLOOR

BEDROOM (1):

4.05m (13'3") x 3.69m (12'1")

Measurements taken to widest points and into sloping ceiling with dormer window.



BEDROOM (2):

4.01m (13'2") x 2.96m (9'9")

Large velux window and gable window.



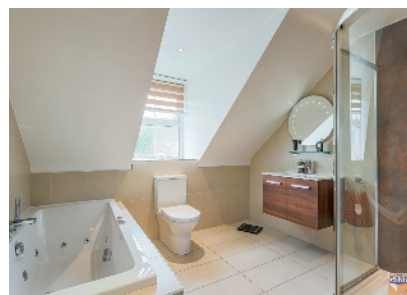
BEDROOM (3):

3.91m (12'10") x 2.96m (9'9")

Large velux window and gable window.

LUXURY TILED BATHROOM WITH WHITE SUITE:

Phoenix turbo spa bath. Mixer tap and shower attachment. Large shower cubicle with thermostatic shower. Vanity unit with wash hand basin. Mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Recessed spotlights. Separate large hotpress.

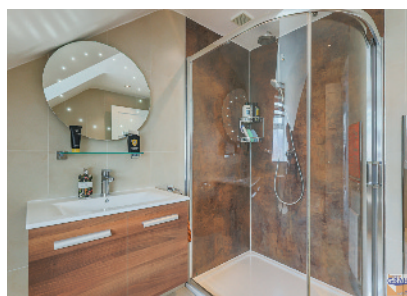


OUTSIDE

Prime corner setting with front, side and enclosed rear gardens laid in lawns and shrubs. South facing patio area. Tarmac driveway and parking space front. Outside tap and light.

DETACHED GARAGE: 5.97m (19'7") x 3.00m (9'10")

Grant oil fired boiler. Roller shutter door. Light and power.



TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £70, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2024 to March 2025 £1435.50

DIRECTIONS: From Knockmore Road turn into Limetree Avenue and proceed to roundabout then turn left into Glenbrae and proceed to T junction, turn left and number 56 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



56 Glenbrae, Lisburn

Approximate Gross Internal Area
Ground Floor = 77.7 sq m / 836 sq ft
First Floor = 55.1 sq m / 593 sq ft
Outbuilding = 17.8 sq m / 192 sq ft
Total = 150.6 sq m / 1621 sq ft

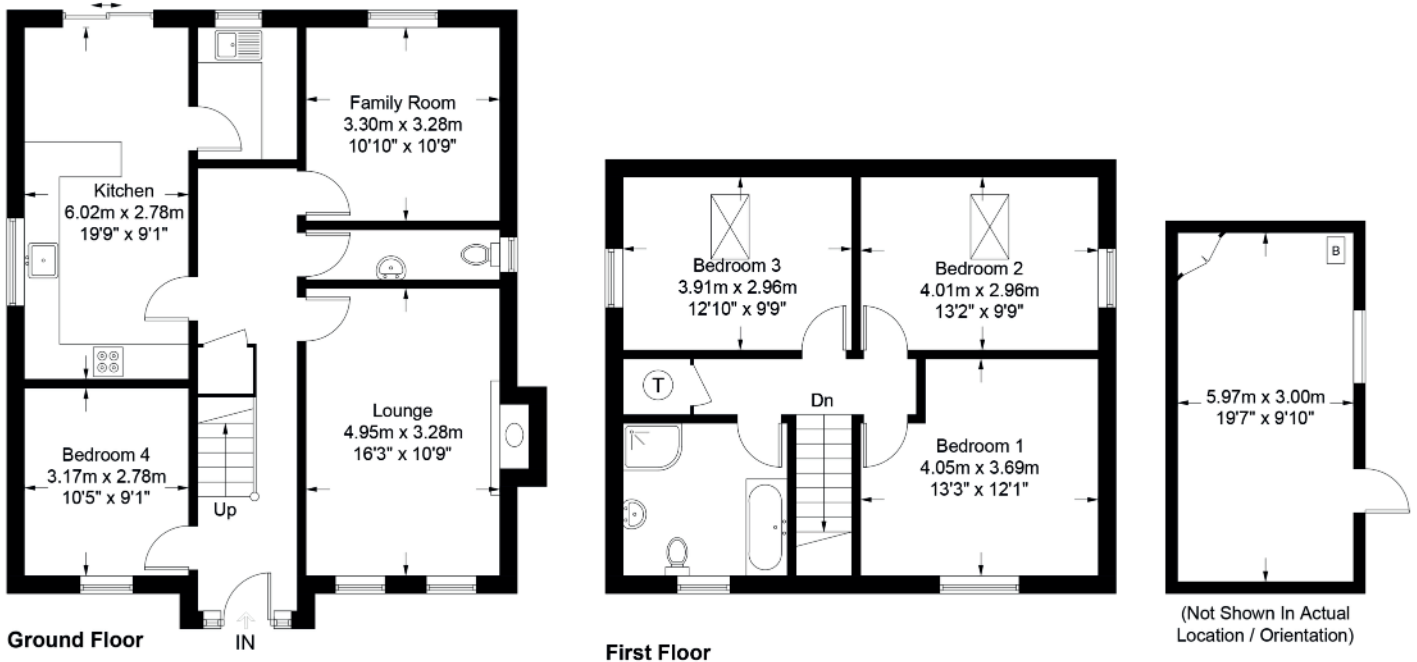
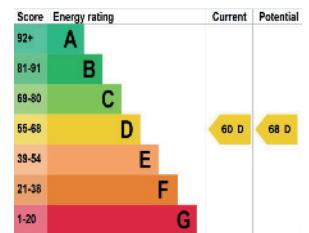


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1093311)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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