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**28 Cairnmore Park**

Laurel Hill Road  
BT28 2DN

**Offers Over £169,500**

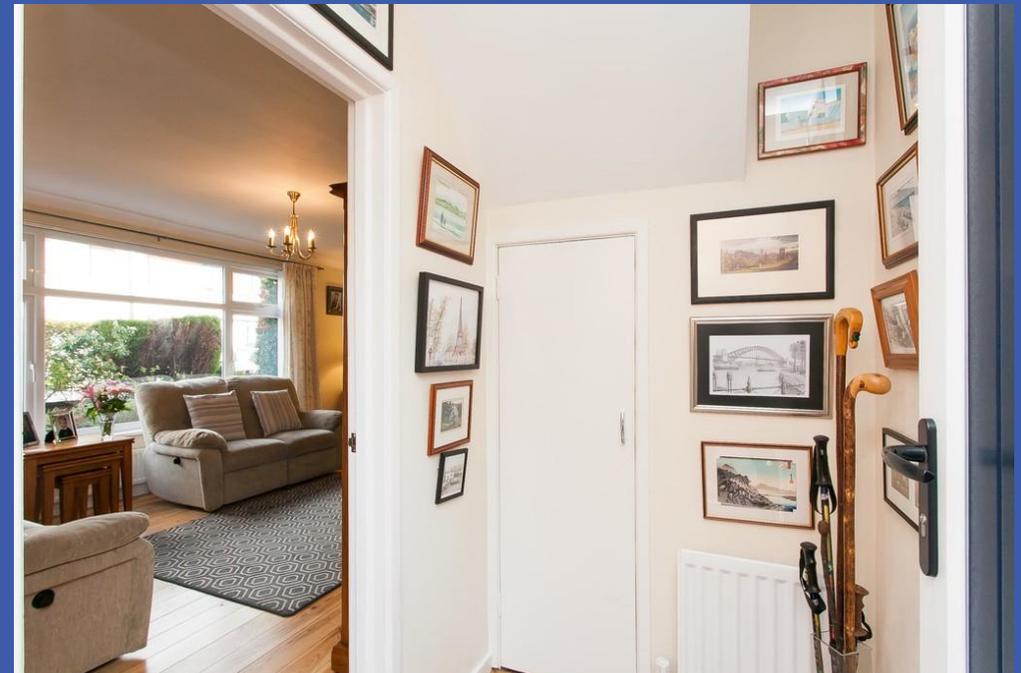
## 28 CAIRNMORE PARK, LISBURN, BT28 2DN

- Attractive, Extended Semi-Detached Property in an Extremely Popular Location
- Good Sized Lounge with Feature Fireplace
- Separate Dining Room/Sun Room with Vaulted Ceiling
- Modern Kitchen
- 2 Generous Bedrooms (Originally Built as 3 Bedrooms)
- Family Bathroom with White Suite and Free Standing Bath
- Gas Central Heating/uPVC Double Glazed Windows
- Driveway Parking and Detached Garage
- Enclosed and Private Rear Patio Garden
- Extremely Convenient Location, Close to Local Shops, Schools and Public Transport

An attractive, extended semi-detached property in a popular area of Lisburn, close to many local amenities including leading schools, public transport and local shops.

The property offers adaptable accommodation, having been originally built with 3 bedrooms and then altered to provide 2 extremely generous bedrooms, conversion back to 3 bedrooms is a possibility for the purchaser. In addition the ground floor has been extended to provide open plan space, especially to the rear with a dining room, kitchen and sun room overlooking the private rear garden.

All in all a beautifully presented home which is sure to attract the interest of a wide range of prospective purchasers and internal inspection is highly recommended.







## Property Comprise s

Front door to..

### **ENTRANCE HALL**

Under stairs storage

### **LOUNGE 17' 5" x 12' 0" (5.33m x 3.68m)**

Sanded and varnished floor boards, feature fireplace, double doors to..

### **DINING ROOM 12' 6" x 8' 10" (3.81m x 2.69m)**

Laminate wood effect floor, cornice ceiling, low voltage spots, open plan to..

### **KITCHEN 12' 0" x 8' 0" (3.66m x 2.44m)**

Extensive range of high and low level units, work surfaces with matching splash back, 1.5 bowl single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with stainless steel extractor fan, eye level Samsung double oven with integrated CDA microwave oven, integrated fridge, integrated dishwasher, gas fired boiler, low voltage spots, laminate wood effect floor, concealed strip lighting, open plan to..





**SUN ROOM 12' 7" x 7' 9" (3.84m x 2.36m)**

Laminate wood effect floor, vaulted ceiling with low voltage spots and velux window, uPVC double glazed door to rear

**1ST FLOOR**

**LANDING**

Ladder to floored roofspace

**BEDROOM 15' 1" x 12' 3" (4.6m x 3.73m)**

Wall to wall range of built in robes and storage, cornice ceiling, additional built in storage

**BEDROOM 12' 0" x 10' 1" (3.66m x 3.07m) (at widest points)**

**BATHROOM**

White suite comprising free standing roll top bath with mixer tap and shower attachment, low flush wc, vanity unit with storage units, panelled shower cubicle, fully tiled walls, tiled floor, chrome heated towel rail





## OUTSIDE

Paviour driveway to front and side with flower beds and boundary wall

## GARAGE 20' 3" x 9' 6" (6.17m x 2.9m)

Up & over door, power and light, separate wc with pedestal wash hand basin

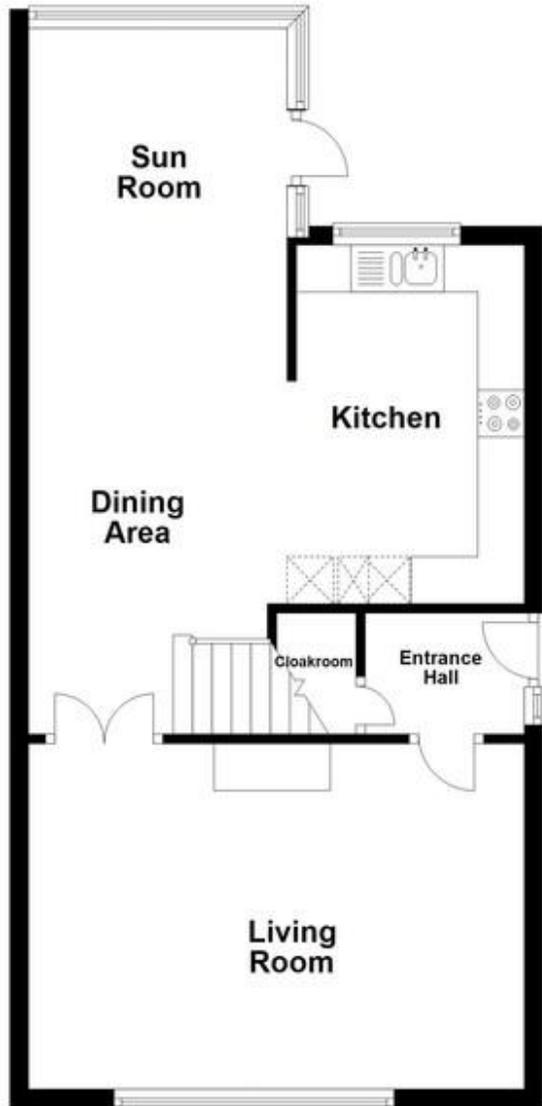
Enclosed and private paved rear garden in paviours and flower beds



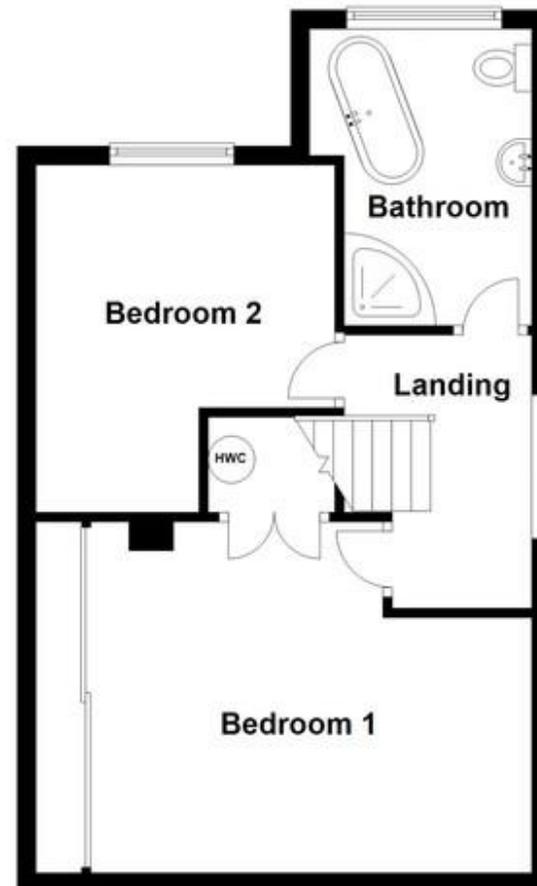




## Ground Floor

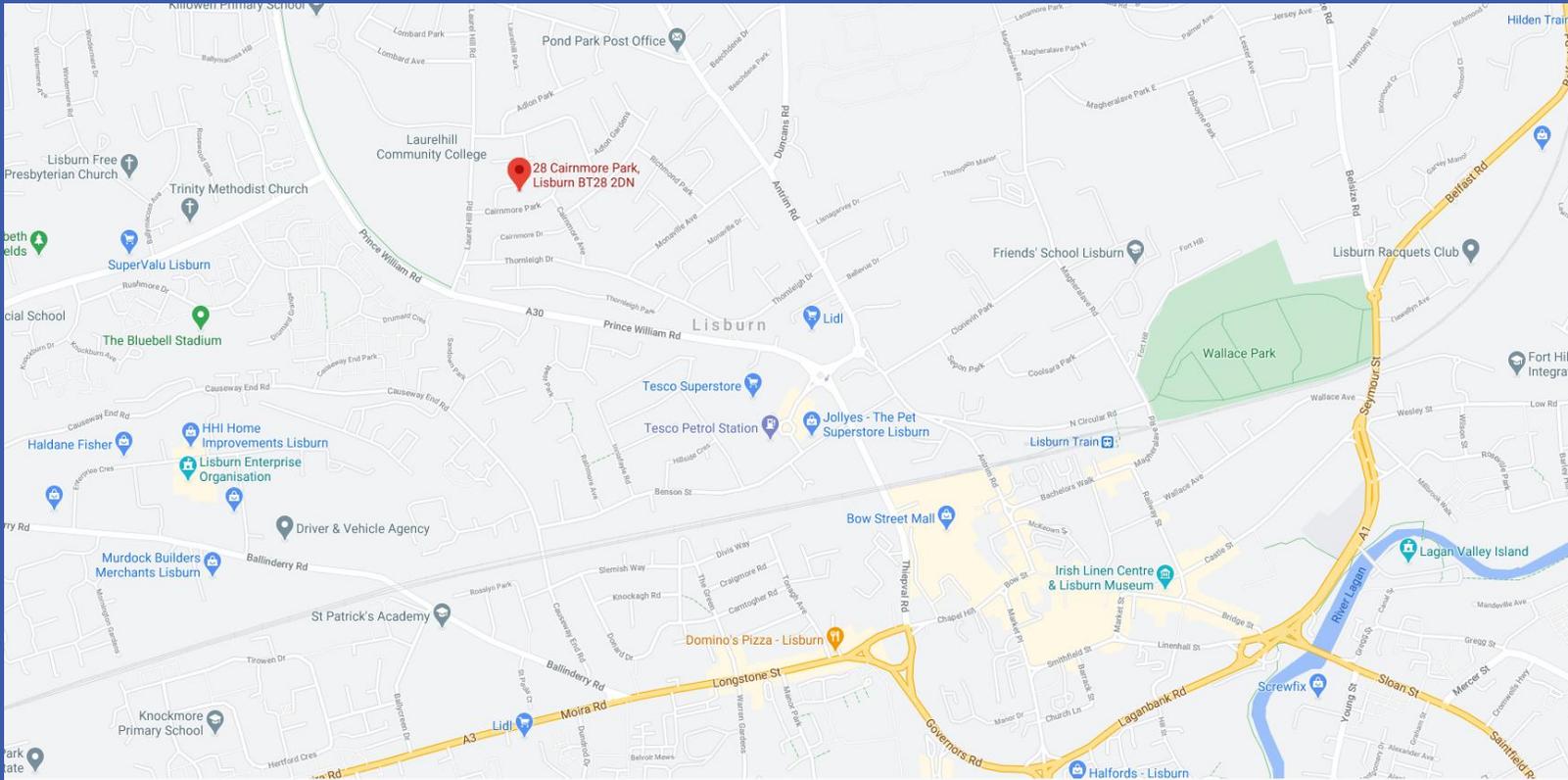


## First Floor



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**28 Cairnmore Park, Belfast**



**Directions:**  
From Prince William Road, turn onto Laurel Hill Road, turn right in Cairnmore Park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   c
55-68	D	66   d	
39-54	E		
21-38	F		
1-20	G		



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