



We are delighted to present this contemporary home in this sought after residential locality. Thoughtfully designed by its current owners to an exceedingly high specification throughout. It presents an exceptional family home in a layout that is ideally suited for modern family living.

Located in Lambeg it is ideally located in close proximity to a number of the leading schools, rail and bus transport links and local amenities both in Lisburn and also those just a short distance away in South Belfast.

Extremely convenient to both Belfast and Lisburn City centres, this welcoming home could satisfy the needs of various different buyers and we encourage an internal inspection to appreciate it's many attributes at your earliest convenience

This home offers bright and spacious accommodation throughout, with different architectural features maximising the light in all reception spaces. Beautifully presented with high quality and unique finishing this three bedroom family home also presents; two reception spaces, separate utility, integral garage and master ensuite across the top floor. Early viewing is recommended.

Offers Over  
£270,000

118 Skyline Drive,  
LISBURN,  
BT27 4HW

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Viewing by  
appointment with  
& through agent  
028 9266 1700

- Attractive Detached Family Home in an Extremely Popular Location
- Built to an exacting and high specification throughout
- Light & Bright accommodation across three floors (Master Suite at top)
- Open Plan Living/Kitchen/Dining with floor to ceiling glazing out to south facing decking area
- Separate Lounge with Multi-fuel Stove
- Modern Fitted Contemporary Kitchen with Dining Area with feature glass block wall
- Three Well Proportioned Bedrooms, Master with Ensuite Shower Room
- Family Bathroom with contemporary white sanitaryware
- Beam Vacuum System
- Integral Garage with Driveway Parking for two vehicles
- Oil Fired Central Heating with high pressure water system
- uPVC Double Glazed Windows
- South Facing Enclosed Garden
- Within walking distance to many shops, post office, gym and local coffee shop
- Minutes' walk from leading schools such as Harmony Hill Primary and Friends and Wallace High Schools
- Close To Local Public Transport and Train Links
- Within Comfortable Commuting Distance of Belfast, Lisburn and beyond



The Property Comprises:

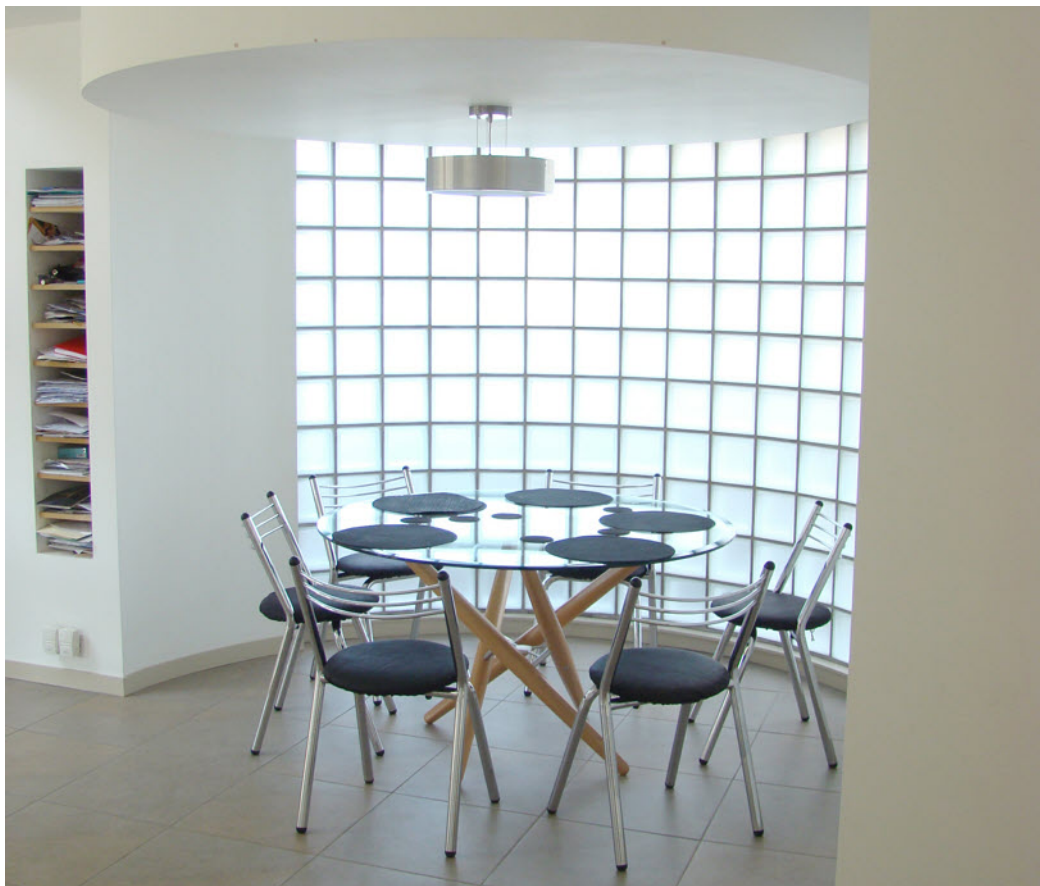
#### Ground Floor

ENTRANCE HALL: Glazed front door with feature glass block surround, stairs to first floor, spotlighting.





LOUNGE: 18' 8" x 15' 5" (5.7m x 4.7m) Door with feature glass block side panels, floor to ceiling glazed bay window, multi-fuel stove, integrated surround sound system, spotlighting, built in storage cupboards, folding wall to . .



DINING AREA: 13' 1" x 10' 2" (4.0m x 3.1m) Circular shaped dining area with feature curved glass block screen open plan to kitchen/family area, feature circular ceiling bulkhead, ceramic tiled floor, under floor heating.



FAMILY AREA: 13' 1" x 11' 10" (4.0m x 3.6m) Floor to ceiling corner window with door to patio area, ceramic tiled floor, open plan to kitchen/dining area, under floor heating.





KITCHEN: 15' 1" x 14' 1" (4.6m x 4.3m) Range of modern fitted high & low level units with Bosch stainless steel appliances & integrated dishwasher, centre island with breakfast bar & stainless steel sink unit, composite worktops, ceramic tiled floor, vaulted ceiling with electronically operated velux windows, spotlighting, under floor heating, patio doors to south facing patio area.

REAR HALLWAY: Ceramic tiled floor.

UTILITY ROOM: 6' 7" x 5' 11" (2.0m x 1.8m) Range of high & low level units, stainless steel sink unit, chrome heated towel rail, velux window, ceramic tiled floor.

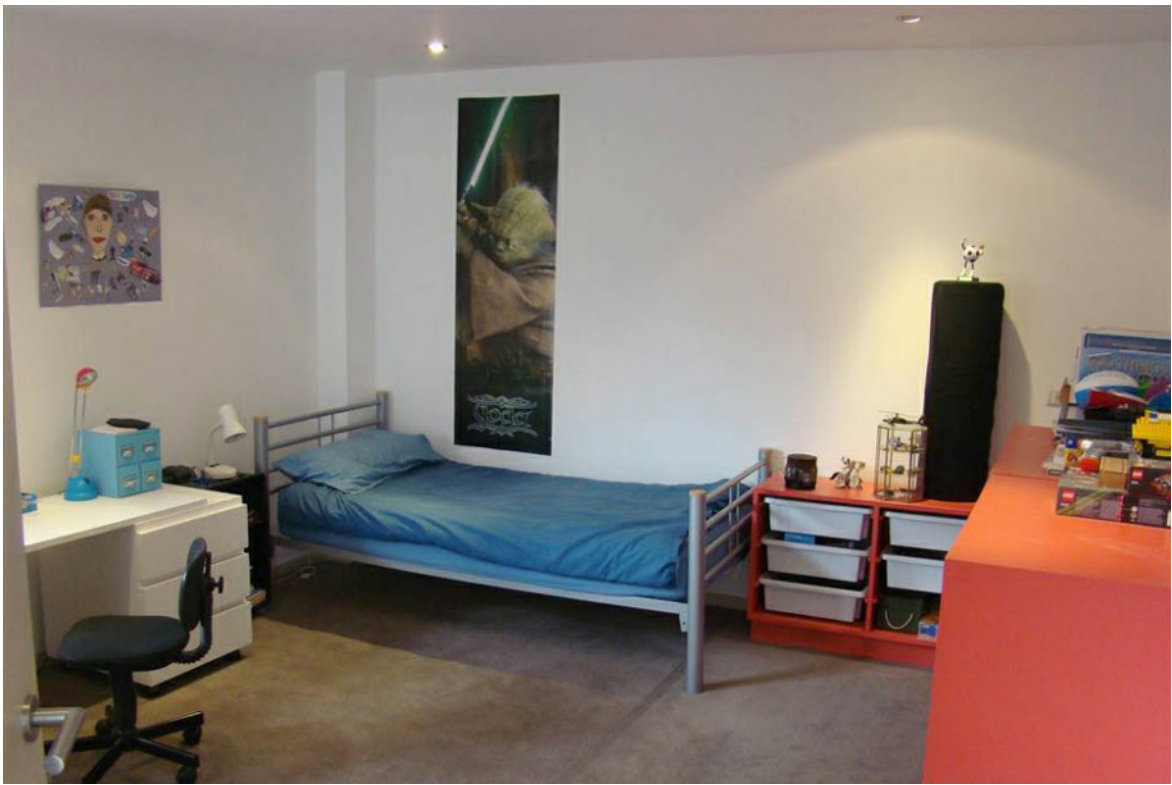
WC: Low flush WC, wash hand basin, chrome heated towel rail, ceramic tiled floor, velux window, extractor.

GARAGE: Accessed from rear hall, electronically operated roller shutter door, boiler, beam vacuum system, stairs leading to attic space.



First Floor

LANDING: Feature glass block screen, spotlighting.



BEDROOM (1): 15' 5" x 14' 5" (4.7m x 4.4m) Spotlighting.



BEDROOM (2): 14' 1" x 12' 2" (4.3m x 3.7m) Spotlighting.





BATHROOM: Vanity wash hand basin, built in bath, built in shower unit, spotlighting, chrome heated towel rail.

Second Floor

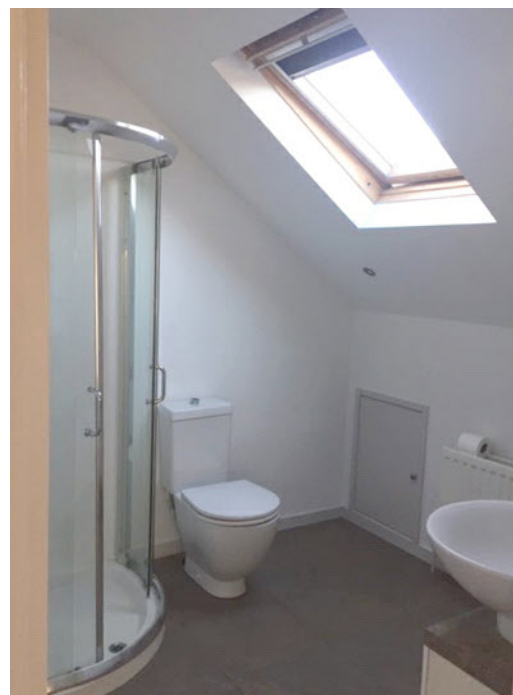
LANDING: Feature glass block screen, spotlighting.



BEDROOM (3): 18' 8" x 14' 5" (5.7m x 4.4m) Spotlighting, vaulted ceiling and velux window.

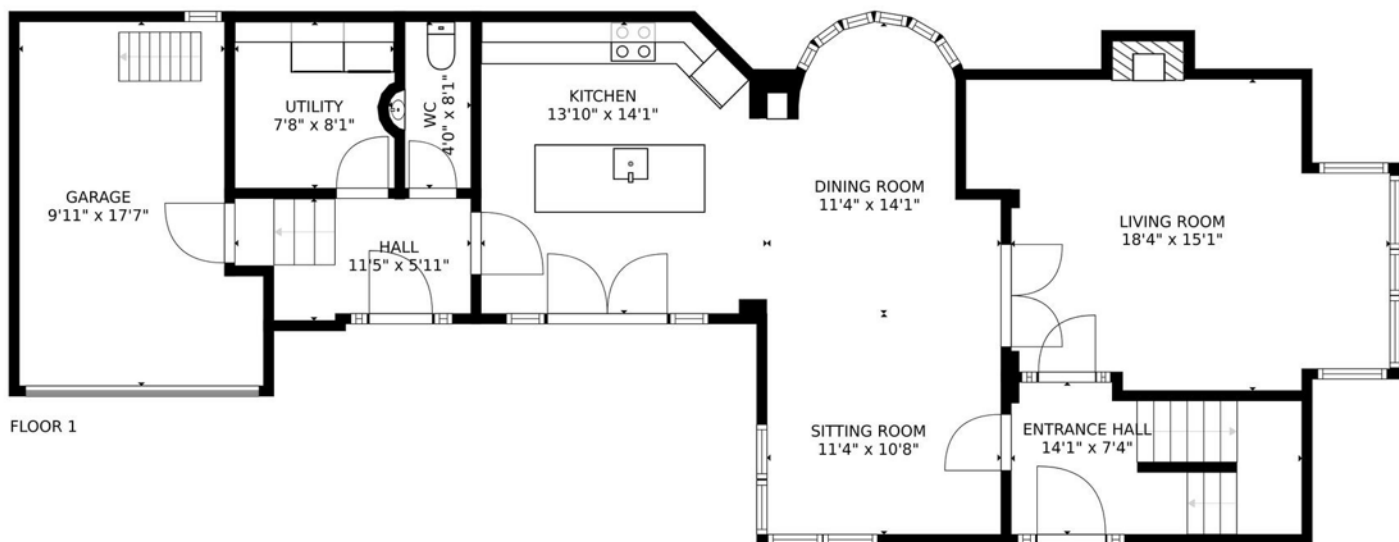


ENSUITE SHOWER ROOM: Vanity wash hand basin, mains & electric powered shower unit, spotlighting, chrome heated towel rail.



## Outside

Surrounded by a mature hedge, creating great privacy, asphalt driveway with parking for 2 vehicles. Sheltered, south facing decking and patio area off the kitchen/living area, mature garden laid in lawn with mature shrubs and tree.



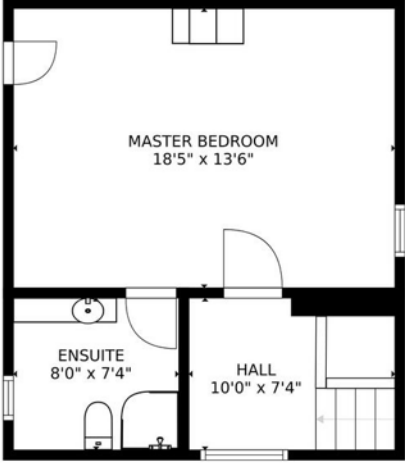
FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2



FLOOR 3

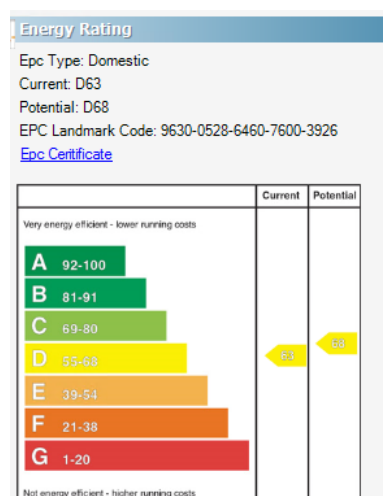


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With You  
 Every Step  
 of the Way



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