



We are delighted to present this heavily and extensively renovated bungalow in this sought after location. Rarely does such a property with this level of renovation come to the market and early enquiries are recommended.

Benefiting from being rewired, re-plastered re-rendered plus new kitchen and bathroom and gas central heating is a property that needs nothing and will appeal to a broad range of prospective buyers. Recent sales in this locality have proven extremely popular.

Located close to M1 and A1 road links close to Sprucefield. Also close to leading schools, the lagan towpath bus links to Lisburn City centre and beyond.

Asking Price  
£275,000

6 Traherne Gardens,  
LISBURN,  
BT27 5QW

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Viewing by  
appointment with  
& through agent  
028 9266 1700

- Recently renovated bungalow in highly sought after locality
- Elevated site with large tarmac driveway to front and side with feature external lighting
- Generous rear garden with raised decking area and level lawn
- Well appointed reception hall with feature wall panelling
- Generous Lounge with Feature Fireplace
- Contemporary Kitchen Diner with range of integrated appliances
- Modern Shower Room with contemporary suite
- Three well-proportioned bedrooms
- Turkington uPVC double glazed windows
- uPVC Soffits and fascias
- Mains Gas Central Heating
- Detached Garage with generous tarmac driveway parking
- Within walking distance to local bus connections
- Minutes drive from Sprucefield, M1 and A1 road links
- Finished to a high specification throughout by the current owners
- Recent sales in the locality have been extremely popular and early viewing is recommended



The Property Comprises:

#### Ground Floor

Solid wood panelled door to front with matching side panel, laminated wood strip herringbone flooring, storage cupboard off hall.

LOUNGE: 17' 1" x 12' 5" (5.20m x 3.79m) Double doors through from entrance hall and continuation of herring-bone laid floor. Feature pine fireplace with granite inlay and hearth, electric fire inset.



DINING AREA: 16' 5" x 7' 11" (5m x 2.41m) Ceramic tiled flooring, Velux roof light windows, uPVC double doors out to rear, recessed spot lighting, open to.....

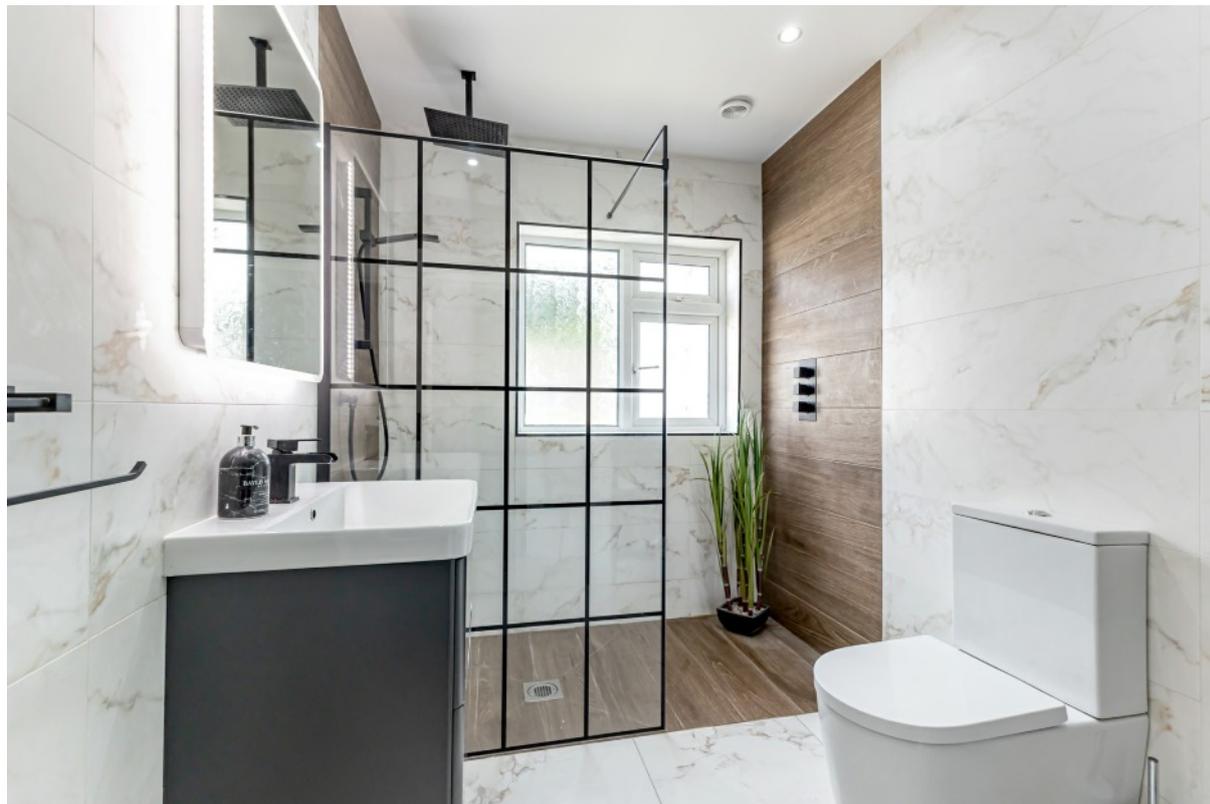


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KITCHEN: 10' 0" x 9' 11" (3.06m x 3.03m) Contemporary Kitchen fitted by Classic Kitchens with range of high and low level units with matching worktop and splashbacks, Integrated electric oven, combination oven and warming drawer, 4 ring induction hob, full height fridge and freezer, integrated dish washer, recessed spot lighting and LED downlighting.



BATHROOM: 9' 6" x 6' 7" (2.9m x 2.01m) Ceramic tiled floor, floor to ceiling wet room tiling, low flush WC, vanity sink unit, wet room shower with wood look ceramic tile detailing, shower with ceiling mounted rain head shower and hand held attachment, recessed spot lighting and extractor fan.



BEDROOM (1): 11' 10" x 10' 0" (3.6m x 3.05m) Laminate wood strip flooring.



BEDROOM (2): 12' 6" x 11' 9" (3.82m x 3.59m) Laminate wood strip flooring.



BEDROOM (3): 9' 3" x 8' 10" (2.83m x 2.68m) Laminate wood strip flooring.



## Outside

GARAGE: 13' 6" x 9' 1" (4.11m x 2.77m) Roller shutter door to front, plumbing, power and light.

Front: Rendered wall and pillars to front with feature downlighting, tarmac driveway to front and side. Granite steps to front door.

Rear: Fully enclosed rear garden with flagged patio, feature decking and raised decking area opening up to flat lawn. External power sockets and outdoor tap, Bordered by mature hedging and fencing.



**Tenure:**

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

**Rates Payable:**

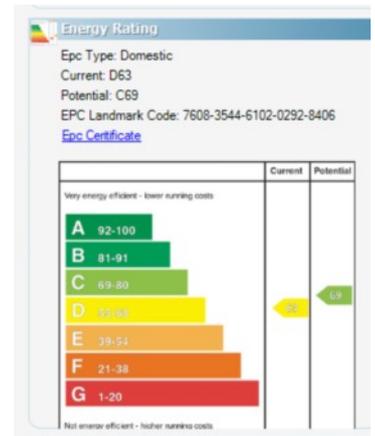
For the period April 2023 to March 2024 £1,213.07.



**Location:**

From Hillsborough Old Road turn on to Sainsbury Avenue and Traherne Gardens is first on the left 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](http://www.templetonrobinson.com)



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