



We are delighted to present this attractive detached bungalow, ideally located in Dalboyne Park, just off Magheralave Road and Belsize Road. Set within this ever popular location his property is sure to be popular with a wide range of potential purchasers.

Down the leafy cul-de-sac, you are greeted by the well manicured front garden with excellent off-street parking. Internally, the well proportioned accommodation comprises two bright and spacious reception rooms as well as a conservatory overlooking the mature garden to rear.

The kitchen has access to the utility room, WC and garage with electric up and over door. Further to this are two double bedrooms (master ensuite), a family bathroom as well as a third bedroom currently used as a study. Externally, the extensive rear gardens are private and secure. With a range of mature shrubs and hedging. An excellent space for the family to enjoy.

The combination of internal and external space, privacy and the excellent location are sure to be popular with a wide range of buyers. Early viewing is recommended.

Offers Around  
£225,000

22 Dalboyne Park,  
LISBURN,  
BT28 3BU

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Viewing by  
appointment with  
& through agent  
028 9266 1700

- Attractive detached bungalow, ideally located just off Magheralave Road and Belsize Road.
- Close to leading schools, excellent transport links and local amenities.
- Well manicured front garden and excellent off-street parking.
- Well proportioned accommodation comprising two spacious reception rooms.
- Conservatory overlooking the mature rear garden.
- Kitchen/dining room with access to rear porch/utility room, WC and garage with electric up and over door.
- Three excellent bedrooms, master with ensuite shower room.
- Extensive rear gardens that offer a private and secure space for the family to enjoy.
- Ease of access to both Magheralave Road and Belsize Road.
- Oil fired central heating.
- Intruder alarm system.

The Property Comprises:

Ground Floor



ENTRANCE PORCH: Solid wood half glazed, stainless glass door, ceramic tiled floor, uPVC double glazed door and side panel through to . . .

HALLWAY: Coricing, cloakroom cupboard off.



LOUNGE: 30' 1" x 14' 12" (9.17m x 4.57m)



KITCHEN/DINING: 15' 5" x 7' 11" (4.70m x 2.41m) Range of high and low level units, 1 1/2 stainless steel sink, twin electric oven, hob, floor to ceiling tiling, uPVC doors out to utility.

UTILITY & WC:



REAR LOUNGE: 13' 5" x 14' 5" (4.09m x 4.40m) White marble fireplace and hearth with granite inlay, sliding doors out to . . .



CONSERVATORY: 8' 5" x 9' 6" (2.57m x 2.90m) Ceramic tiled floor, sliding doors out to garden.



BEDROOM (1): 12' 0" x 12' 6" (3.66m x 3.81m) at widest points. Integrated wardrobes, glazed door through to . . .

ENSUITE SHOWER ROOM: Ceramic tiled floor, floor to ceiling tiling, vanity sink unit, fully tiled shower cubicle, electric power shower, extractor.

BEDROOM (2): 11' 1" x 9' 12" (3.37m x 3.04m)  
Integrated wardrobes,  
dressing table, wash hand  
basin.



BEDROOM (3)/STUDY: 8' 11" x 10' 1" (2.72m x 3.07m) Integrated book-  
case.



WC: Floor to ceiling tiling,  
low flush WC, wash hand  
basin.

BATHROOM:

Floor to ceiling tiling, panel  
bath, sink unit, shower over,  
hotpress off.



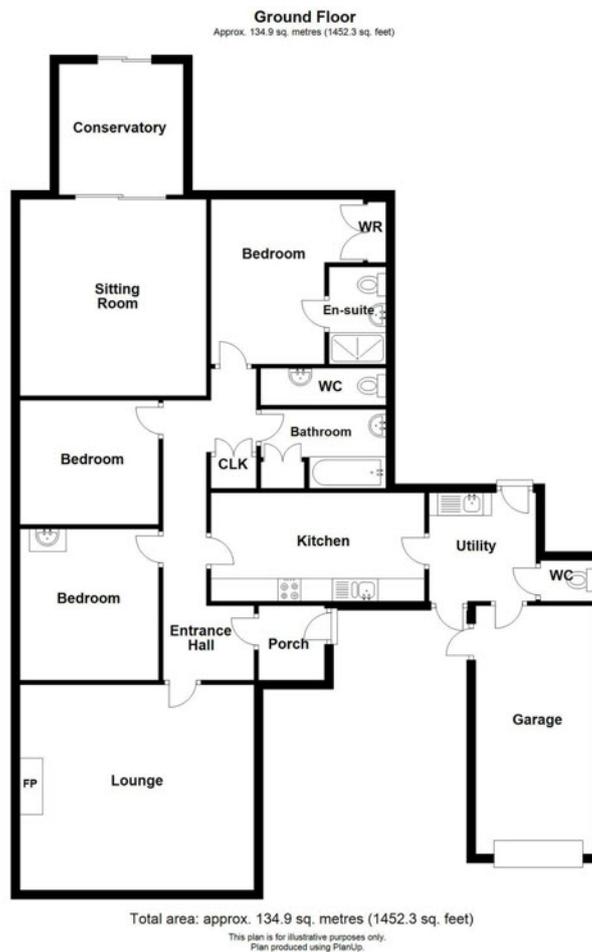


## Outside

Front: Tarmac driveway leading to integral garage and flagged patio are to the front. Well-manicured lawn and surrounding shrub beds with low level brick wall across the front boundary.

Rear: A deceptively spacious and mature garden that backs out on the playing fields of Friends Grammar School. A sheltered patio area to the rear leads to a generous lawn with specimen trees and surrounded by mature shrub bed planting

GARAGE: 18' 3" x 9' 1" (5.57m x 2.78m) Electric up and over door, power and light.



## Location:

From Magheralave Road turn onto Magheralave Park South, then onto Magheralave Park East and Dalboyne Park is on the right hand side. Continue straight and the property is 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](http://www.templetonrobinson.com)



With You  
Every Step  
of the Way

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