



With the perfect blend of historic charm and contemporary comfort, this stunning duplex apartment is located in the beautifully renovated 18th Century 'Glenmore House' in Lambeg, Lisburn.

The owner has renovated the apartment in recent years to an extremely high standard. The magnificent communal areas lead to this superb apartment, which features a spacious living room open to a modern kitchen with dining area, ground floor bedroom and downstairs wc. The property also benefits from underfloor gas heating throughout the ground floor. The first floor has two further bedrooms, both with modern en suite shower rooms and one with mezzanine balcony.

Additional features include off-street parking and easy access to bus and train routes, as well as excellent arterial links to both Belfast and Lisburn.

Early viewing is recommended to fully appreciate the exceptional accommodation and highly convenient location on offer.

Offers Over
£225,000

42 Glenmore Place,
LISBURN,
BT27 4QT

Viewing by
appointment with
& through agent
028 9266 1700

- A Fantastic Opportunity to Purchase this Spacious Duplex Apartment Occupying A Stunning Location Within The Prestigious Glenmore House
- Magnificent Entrance Hall With Original Grand Staircase, Arched Ceilings And Ornate Plaster Mouldings
- Open Plan Living With Stunning Modern Kitchen And Dining Area
- Three bedrooms 2 on the first floor, one with Mezzanine Balcony Over Ground Floor and both with en suite shower rooms, ground floor bedroom currently used as an office
- Downstairs WC
- Gas Central Heating/ ground floor underfloor heating (Nest)
- Secure Gated Off Street Parking And Landscaped Communal Gardens
- Beautifully Presented Communal Areas
- Ideal Location Between Belfast And Lisburn Cities
- Opposite Lambeg Play Park And Accessible To Lagan Towpath
- Convenient To Train And Bus Transport And Convenience Shopping



The Property Comprises:

Ground Floor

ENTRANCE HALL: Italian porcelain tiled floor. Built-in storage cupboards.

DOWNSTAIRS W.C.: Low flush wc, wash hand basin, tiled floor, spotlights, extractor fan.



OFFICE/BEDROOM (3): 12' 3" x 12' 0" (3.73m x 3.66m) Gas boiler cupboard, built-in robes.

LIVING ROOM: 16' 8" x 12' 3" (5.08m x 3.73m) Feature windows and bespoke built-in TV unit.



KITCHEN: 12' 6" x 7' 9" (3.81m x 2.36m) Range of high and low level units, Single sink unit, Quooker tap, integrated fridge/freezer, integrated dishwasher and washing machine. Double oven, microwave, Schott ceramic hob, extractor fan. Island unit with storage and seating area. Open plan to:



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DINING AREA: 12' 0" x 8' 0" (3.66m x 2.44m)



First Floor

LANDING: Laminate flooring, spotlights.

MEZZANINE BEDROOM: 14' 1" x 11' 7" (4.29m x 3.53m) Laminate flooring, privacy glass.

ENSUITE SHOWER ROOM: Large shower with drying area. Low flush wc, vanity unit with wash hand basin, feature heated towel rail, spotlights.



BEDROOM (1): 16' 8" x 15' 1" (5.08m x 4.6m) Laminate flooring, spotlights.

ENSUITE SHOWER ROOM: Shower, wash hand basin, low flush wc, feature heated towel rail.



Outside

Communal parking. Communal barbecue area with gravel and pavior brick set patio area. Mature shrubs.

SERVICE CHARGE A service charge of £360 per quarter, £120pcm at present, is payable to cover building insurance and general maintenance to internal and external communal areas. We recommend the purchaser and their solicitor confirm the service charge amount and inclusions.

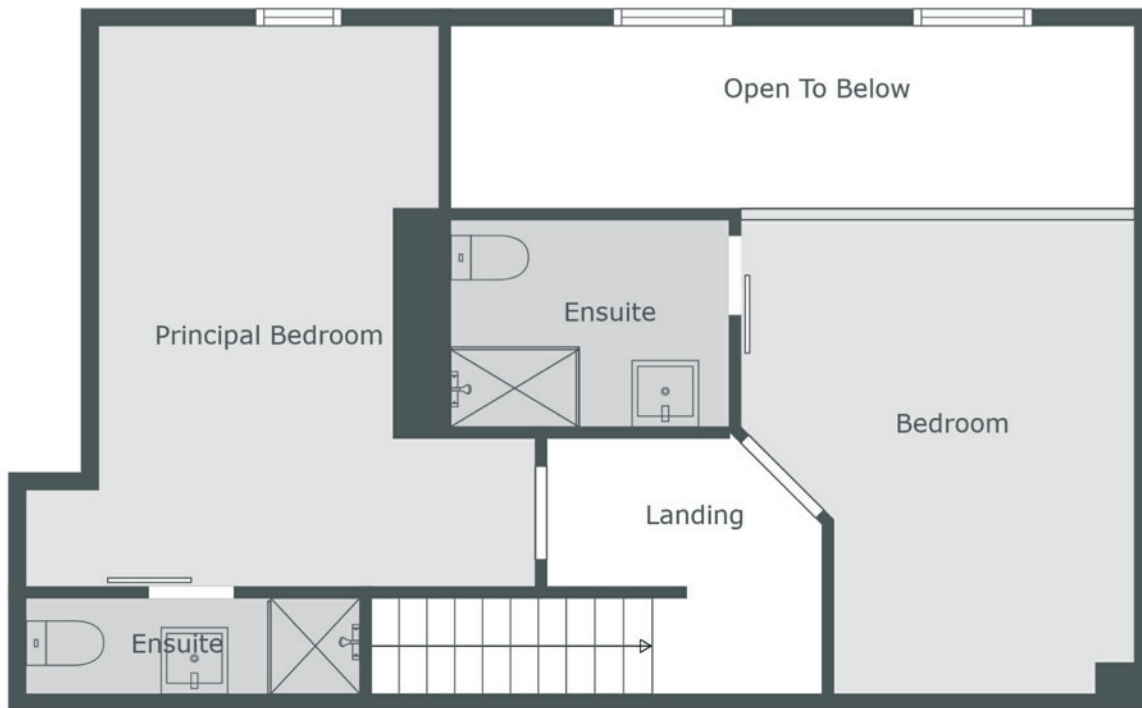
TENURE Leasehold



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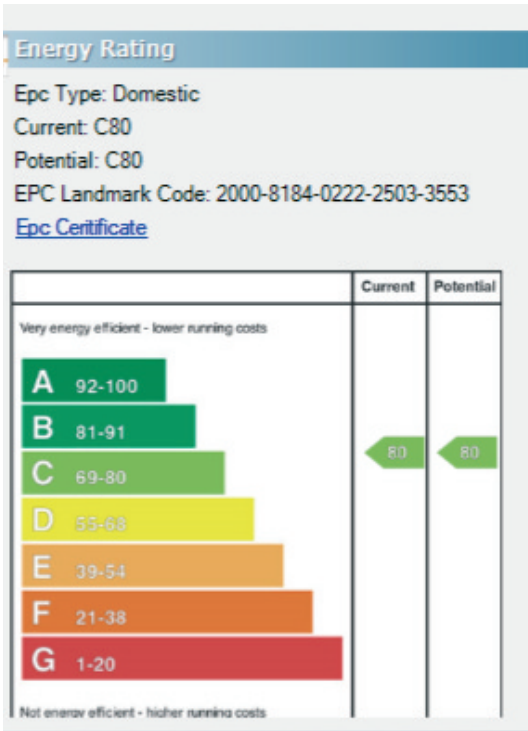




Floor 2



Floor 1



Location:

From Belfast Road Lambeg, turn into Lambeg Road, Glenmore House is on the right.

Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
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