



We are delighted to bring to the market this well-appointed three bedroom detached bungalow occupying a private site in the popular Derryvolgie Park, Lambeg. The property provides ease of access for the city commuter to Belfast and is within striking distance of Lisburn City Centre with a range of local amenities including many popular restaurants, shops and leading local schools. In short, the property comprises of a spacious reception hall with additional storage, front living room, kitchen diner with granite worktops and space for casual dining, three well-appointed bedrooms, main bedroom with en-suite shower room, family bathroom with white suite and a sun room to the rear. The property further benefits from double glazing throughout, gas fired central heating, enclosed private rear patio area with southerly aspect and low maintenance, tarmac driveway with generous off street parking and a detached garage with excellent additional storage. Priced to allow for updating and with sales in this area proving extremely popular, we are sure this property will be a popular choice amongst buyers. We recommend arranging a private viewing at your earliest convenience.

Offers Around  
£250,000

19 Derryvolgie Park,  
LISBURN,  
BT27 4DA

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Well Presented Detached Three Bedroom Bungalow Ideally Positioned Just Off Queensway, Lambeg
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres via Bus and Rail
- Close Proximity to Malone Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Three Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Bathroom with White Suite
- Hallway with Additional Built in Storage
- Separate Front Living Room and Additional Sun Room to Rear
- Kitchen Diner with Range of Built in Units, Granite Worktops and Space for Casual Dining
- Enclosed Private Rear Patio Area with Southerly Aspect
- Tarmac Driveway with Ample Private off Street Parking
- Detached Garage with Excellent Additional Storage
- Gas Fired Central Heating and Double Glazing Throughout
- No Onward Chain
- Early Viewing Highly Recommended

The Property Comprises:

## Ground Floor

uPVC double glazed front door with frosted glass inset and frosted glass side lights to:

RECEPTION HALL: Built-in storage cupboard. Access hatch to roofspace.



LOUNGE: 17' 6" x 11' 8" (5.33m x 3.56m) (at widest points). Outlook to front. Laminate wood effect flooring.



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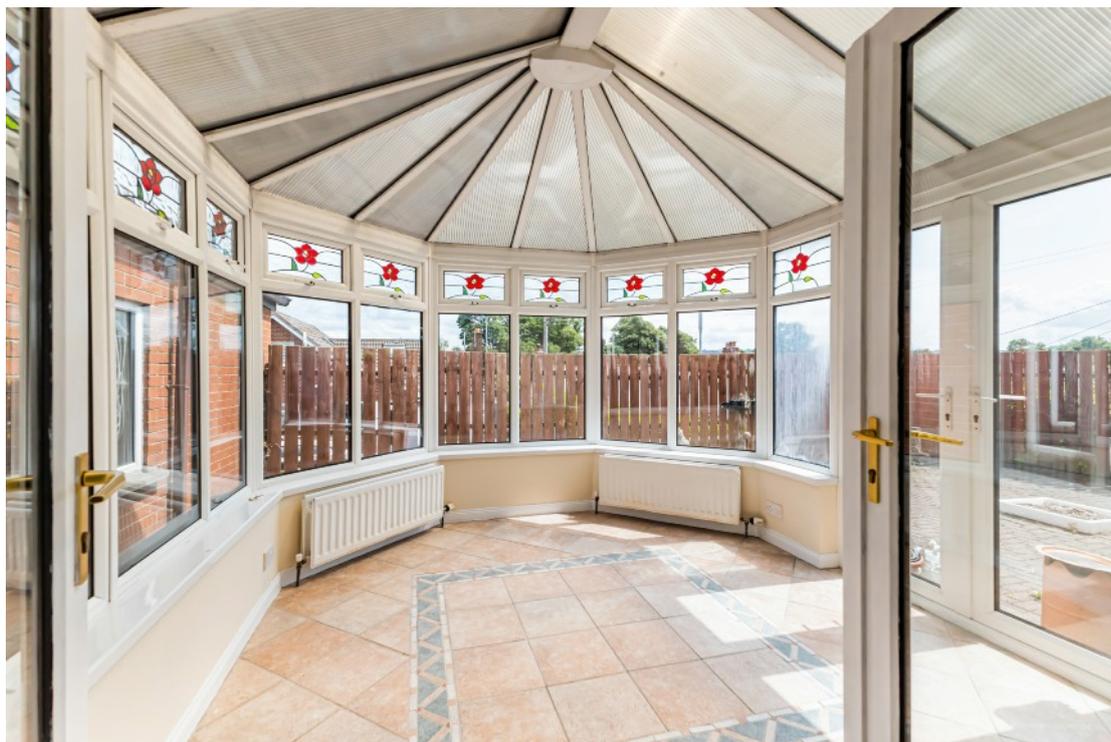
KITCHEN/DINER: 17' 5" x 11' 8" (5.31m x 3.56m) (at widest points). Outlook to rear. Range of high and low level units, granite worktops, inset stainless steel sink with side drainer and chrome taps. High level double oven and grill, built in touch screen ceramic hob with granite upstand and splashback, extractor fan, tiled floor, integrated fridge/freezer. Ample space for casual dining. Low voltage spotlights. uPVC double glazed access door to patio garden.



BEDROOM (1): 17' 0" x 11' 7" (5.18m x 3.53m) (at widest points). Laminate wood effect flooring. Built-in wardrobes.



SUN ROOM: 12' 3" x 10' 9" (3.73m x 3.28m) (at widest points). Outlook to rear garden.  
uPVC double glazed French doors. Tiled floor, light, heat and power.



ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and tiled splashback, vanity unit below, tiled floor. Corner shower cubicle with glass bi-folding door, electric shower with telephone attachment. Low voltage spotlights, extractor fan.



BEDROOM (2): 9' 7" x 8' 5" (2.92m x 2.57m) (at widest points). Outlook to front. Laminate wood effect flooring.

BEDROOM (3): 9' 7" x 8' 5" (2.92m x 2.57m) (at widest points). Outlook to front. Laminate wood effect flooring.



BATHROOM: White suite comprising low flush wc, wash hand basin with chrome mixer tap, vanity unit below, Bath / shower, shower with telephone attachment. Low voltage spotlights, extractor fan.



## Outside

Front garden laid in lawns. Driveway parking with off-street parking for several cars.

DETACHED GARAGE: Electric roller shutter door, space for tumble dryer, light. Access to Baxi boiler.

Enclosed private rear patio garden with southerly aspect, outside tap and outside light.



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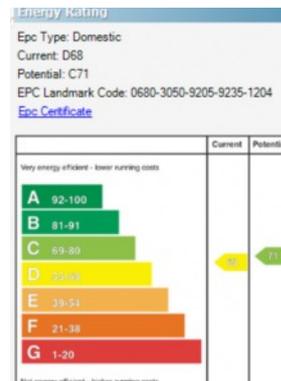
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## Location:

Derryvolgie Park is located off Queensway, Lambeg.

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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