



## 122 Saintfield Road, Lisburn, BT27 5PG

**Offers Around £249,950**

Although this properties address is 122 Saintfield Road, the driveway is positioned off the Comber Road which makes entering and exiting easier and more convenient. The location is perfect for anyone commuting to Lisburn, Ballynahinch or even further afield with the motorway network close by.

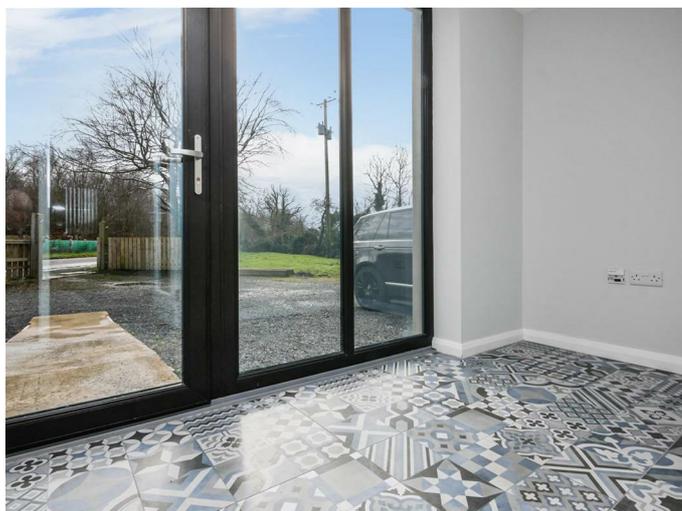
The house itself was constructed within the last five years and offers, efficient, well proportioned accommodation comprising three bedrooms, master with en-suite, spacious lounge, fitted kitchen with built-in appliances open to dining area, utility room and guest w/c. Outside the property is approached by a loose stone driveway with ample space to park and turn, as well as a good size garden area laid in lawns.

An excellent, modern, efficient home with little to do but add furniture.

- Recently Constructed Detached Bungalow
- Spacious Lounge
- Utility Room
- Contemporary White Bathroom Suite with Separate Shower Cubicle
- Driveway With Ample Parking & Space To Turn
- Three Bedrooms, Master With En-Suite
- Modern Fitted Kitchen / Dining
- Guest W/C & Cloaks Area
- Oil Heating / Double Glazed
- Gardens Laid In Lawn

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
		83	83
Northern Ireland			
<small>EU Directive 2002/91/EC</small>			

## Entrance



Pvc glass fronted door glazed side panels to entrance porch, decorative tiled floor. Glass panelled inner front door.



## Lounge 18'9 x 16'0 (5.72m x 4.88m)



Herringbone style wooden flooring.



**Shaker Kitchen 16'5 x 7'9 (5.00m x 2.36m)**



**Full range of high and low level units, marble effect work tops, built in 4 ring hob and oven below, stainless steel overhead extractor fan. Single drainer stainless steel sink unit with mixer taps. Integrated dish-washer. Tiled floor. Open plan to dining area,**



### Dining Area 14'5 x 8'6 (4.39m x 2.59m)



Tiled floor continued from kitchen. Glass panelled sliding door.

### Utility Area



Full range of high and low level units, single drainer stainless steel sink unit with mixer taps. Part tiled walls. Tiled flooring. Plumbed for automatic washing machine.

## W/C & Boiler Room



W/C & Sink unit. Tiled flooring matching part tiled walls. Housing 'Warmflow' hot water tank. Spot-lights.

## Bedroom One 11'6 x 11'5 (3.51m x 3.48m )



At widest points.



## En-suite



Comprising large walk in shower cubicle with chrome shower unit, wash hand basin, low flush w.c Fully tiled walls. Tiled flooring. Spot-lights.

## Bedroom Two 11'4 x 10'4 (3.45m x 3.15m)



## Bedroom Three 11'4 x 8'5 (3.45m x 2.57m)



## White Bathroom Suite



Contemporary white suite comprising panelled bath with mixer taps, corner shower cubicle with chrome shower, pedestal wash hand basin, low flush w/c. Fully tiled walls with matching tiled flooring. Heated chrome towel rail.

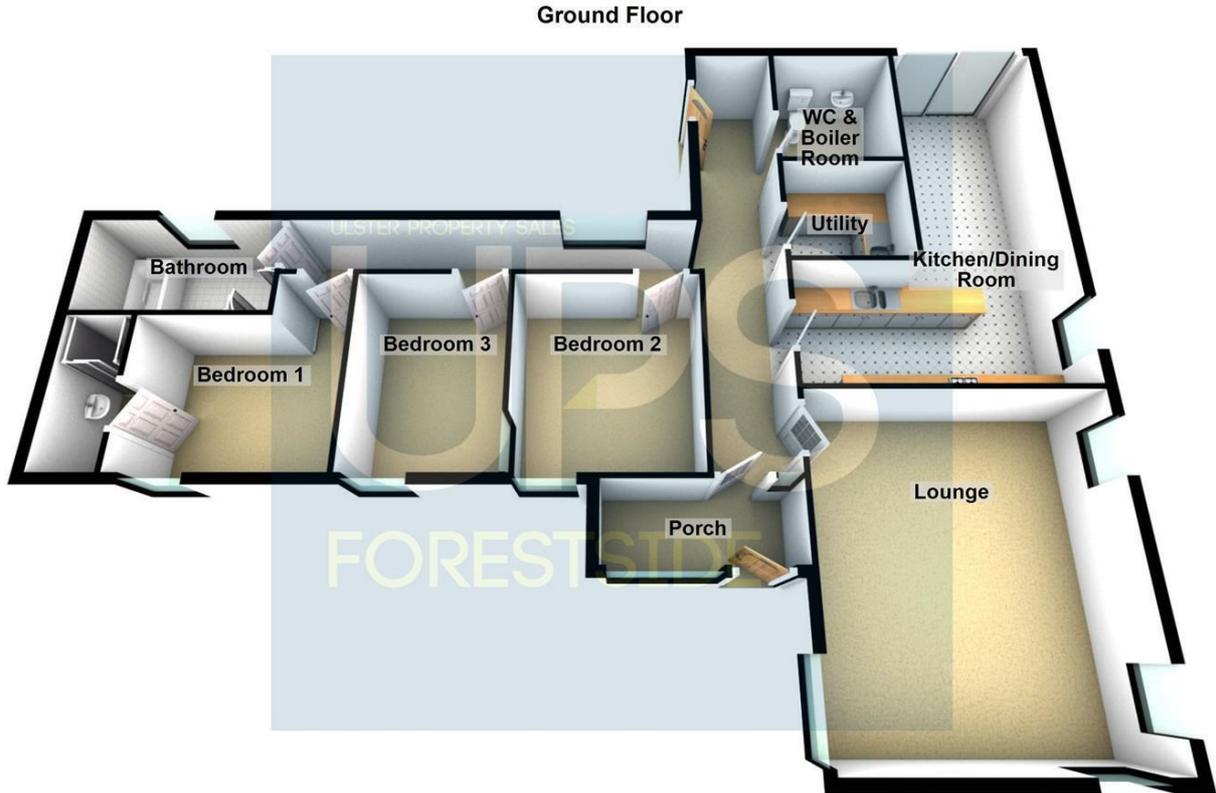


## Outside Front



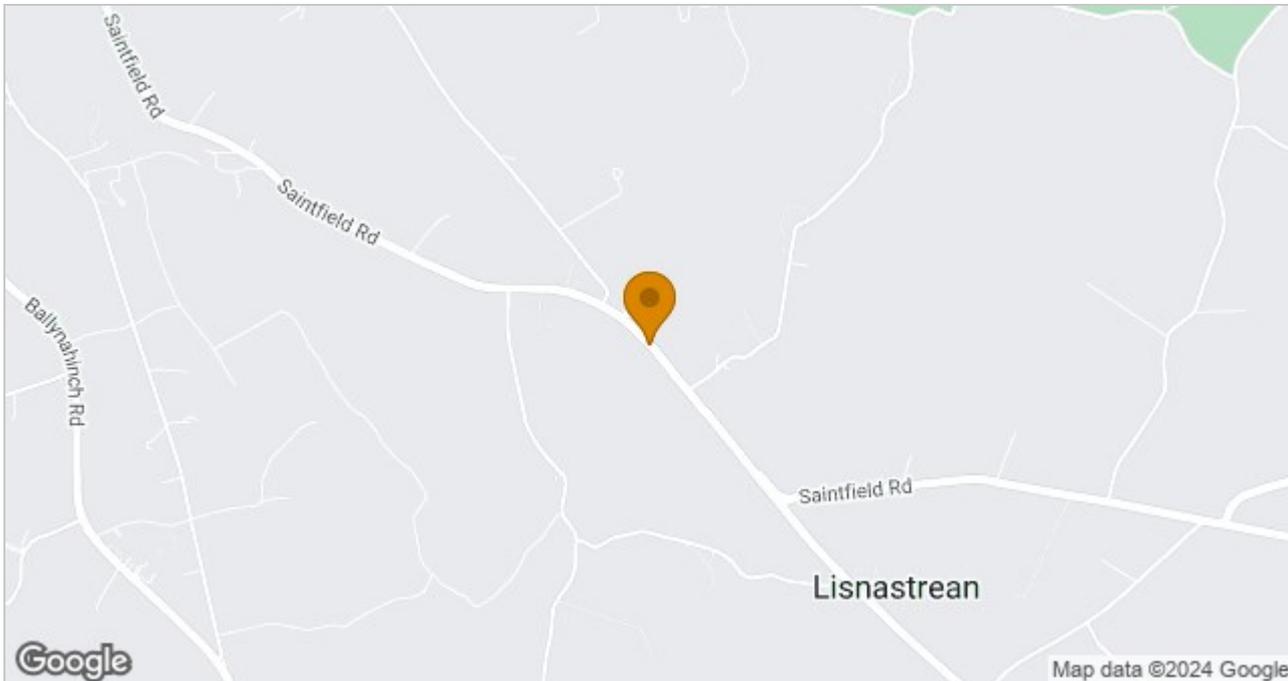
Garden laid in lawn, bordered by timber fencing and mature hedging. Loose stone driveway with parking and room to turn. Additional area to the side. Pathway around perimeter of house.

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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