



**54 GLENBRAE,  
LISBURN, BT28 2YJ**

- A Most Outstanding And Exceptionally Well Presented Detached Property Situated Within This Highly Desirable Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With Double Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge With Wooden And Granite Fireplace Plus Solid Wood Floor
- Separate Family Room With PVC Double Glazed Sliding Patio Door To Rear Garden And Patio Area
- Luxury Kitchen/Dining Area With Integrated Appliances
- Four Bedrooms (One With Luxury En Suite Shower Room)
- Luxury Bathroom With White Suite Including Freestanding Bath Tub

**PRICE: OFFERS IN THE REGION OF £249,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D66**

**REF: DL270125SR**

- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows

**ACCOMMODATION** Measurements are approximate.

## OPEN ENTRANCE PORCH

### ENTRANCE HALL:

Double glazed entrance door with double glazed side panel. Tiled floor.

### CLOAKROOM:

Low flush suite. Vanity with work surface and wash hand basin with mono style mixer tap. Tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor.

### LOUNGE:

**13' 8" x 11' 1" (4.17m x 3.37m)**

Wooden and granite fireplace with open fire. Solid wood floor.



### FAMILY ROOM:

**13' 4" x 9' 9" (4.07m x 2.98m)**

Herringbone style laminated timber floor. PVC double glazed sliding patio door to rear garden and patio area.



## LUXURY KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

**20' 3" x 13' 0" (6.17m x 3.96m)**

Measurements taken to widest points. Excellent range of high and low level units. Quartz effect work surfaces. Integrated Belling double oven. Integrated Belling hob. Integrated Belling dishwasher. Space for fridge freezer. Bowl and a half composite sink unit with quartz effect single drainer and swan neck mixer tap. Extractor unit in stainless steel and glass canopy. Dining bar. Tiled floor. Storage under stairs. Double glazed door to rear garden and patio area.



## FIRST FLOOR

**BEDROOM (1):**  
11' 7" x 11' 0" (3.52m x 3.36m)  
Measurements taken into sloping ceilings.



**LUXURY SHOWER ROOM EN SUITE:**  
Quadrant shower cubicle with Mira Sport electric shower. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor.



**BEDROOM (2):**  
11' 8" x 8' 2" (3.55m x 2.48m)  
Measurements taken into sloping ceilings.  
Laminated timber floor.

**BEDROOM (3):**  
10' 1" x 8' 2" (3.08m x 2.48m)  
Laminated timber floor.



**BEDROOM (4):**  
10' 1" x 6' 9" (3.08m x 2.07m)  
Measurements taken to widest points.

**LUXURY BATHROOM:**  
White suite. Freestanding bath tub with centre mount mixer tap and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Chrome finish heated towel rail. Separate hotpress on landing.



## OUTSIDE

Front garden laid in lawn with tarmac driveway. Paved path to entrance door. Enclosed rear garden laid in lawn with paved patio area. Garden shed. Outside tap and light. Bunded PVC oil storage tank. Oil fired boiler.

## DIRECTIONS

From Knockmore Road turn into Limetree Avenue. At the roundabout turn left onto Glenbrae. At the end of the road turn left. Number 54 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



**TENURE:**

We have been advised the tenure for this property is leasehold and the annual ground rent is £70, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:**

For period April 2024 to March 2025 £1,348.50



54 Glenbrae

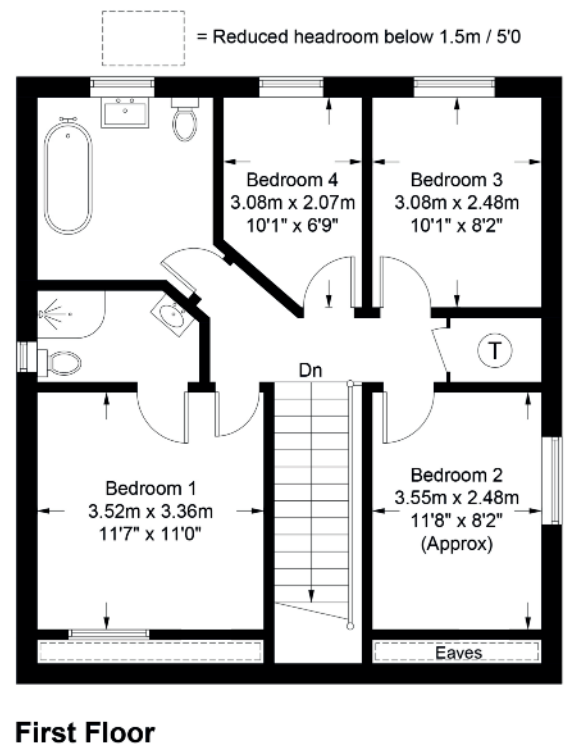
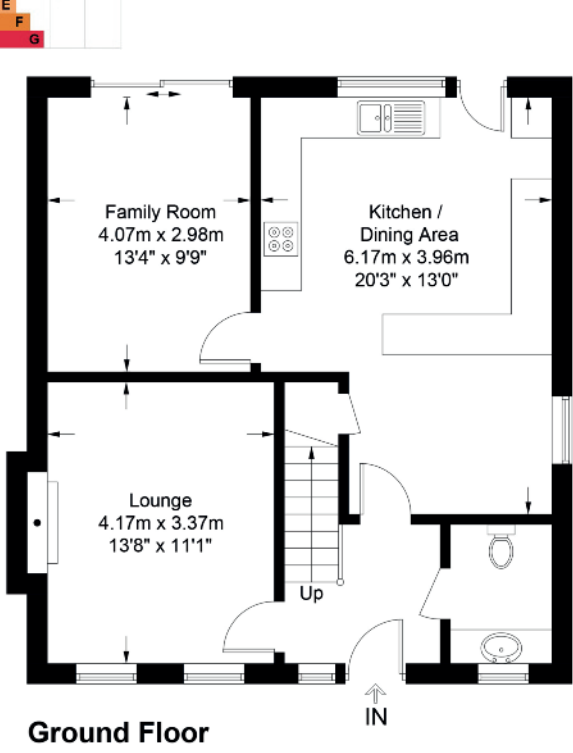
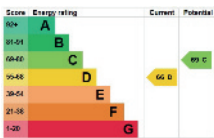


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**VALUATION SERVICE**  
We can arrange a *FREE* pre sale valuation of your property at a time to suit you.

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