



## 44 BARNFIELD ROAD, LISBURN, BT28 3TQ



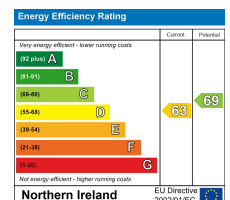
A rare opportunity to purchase this sizeable, detached home extending to around 1182 sq ft and perfectly set within this established and highly sought-after residential location that is convenient to both Belfast and Lisburn, as well as arterial routes, the motorway and an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, lots of schools, beautiful parklands and much more!

Four good-sized bedrooms, a principal bedroom with a luxury ensuite shower room and a white bathroom suite that has a separate shower cubicle, spotlights and decorative tiling complete the first floor – there is also a spacious landing with spotlights and a handy storage cupboard.

On the ground floor there is a spacious and welcoming entrance hall with spotlights and two storage cupboards, as well as a handy downstairs W.C. and a sizeable living room that has an attractive fireplace with a gas fire. In addition, there is a separate fitted kitchen and access to a separate dining room.

The property has off-road car parking and a detached garage as well as well-maintained generous gardens, and the property enjoys gas-fired central heating and uPVC double glazing.

A home with plenty of kerb appeal, and we strongly recommend viewing to avoid disappointment!



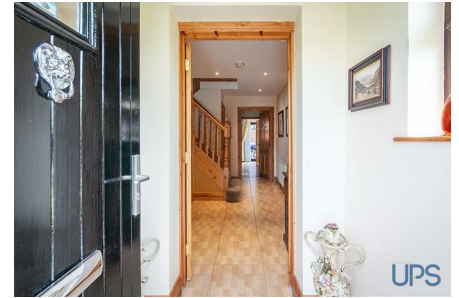
OFFERS AROUND £269,950



## Key Features

- An extraordinary detached home superbly placed in this quiet residential location that enjoys accessibility to both Belfast and Lisburn as well as arterial routes.
- Two separate reception rooms to include a large living room and separate dining room off the kitchen.
- Downstairs w.c.
- Off-road car parking to detached garage.
- Gas-fired central heating / UPVC double glazing.
- Four good-sized bedrooms, the principal bedroom with a private ensuite shower room that has spotlights and decorative tiling.
- Fitted kitchen.
- White bathroom suite with separate shower cubicle on the first floor level.
- Well-maintained generous gardens and decking area.
- Viewing comes strongly recommended!





## GROUND FLOOR

Front door to;

### ENTRANCE PORCH

Tiled floor, inner door to;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Tiled floor, spotlights, storage cupboard x 2.

### DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, tiled floor, tiled walls, spotlights.

### LIVING ROOM

22'10 x 11'0  
Laminated wood effect floor, attractive fireplace with gas fire, double doors to;

### KITCHEN

11'6 x 7'11  
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, stainless steel extractor fan, partially tiled walls, tiled floor under unit lighting, spotlights, integrated fridge and freezer. Access to;

### DINING ROOM

10'4 x 7'6  
Tiled floor, Upvc double glazed double doors to enclosed gardens.

## FIRST FLOOR

### SPACIOUS LANDING

Wood effect strip floor, spotlights, storage cupboard.

## BEDROOM 1

10'4 x 8'4  
Wooden effect strip floor.

### LUXURY ENSUITE SHOWER ROOM

Large shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, beautiful tiled walls and floor, spotlights, extractor fan.

## BEDROOM 2

11'1 x 10'8  
Wooden effect strip floor.

## BEDROOM 3

12'2 x 7'2  
Wooden effect strip floor.

## BEDROOM 4

10'0 x 8'0  
Wooden effect strip floor.

### WHITE BATHROOM SUITE

Bath, telephone hand shower, separate shower cubicle, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, tiled walls and floor, spotlights, extractor fan.

### OUTSIDE

Off-road car parking to the rear. Well-maintained, good-sized gardens and patio areas.

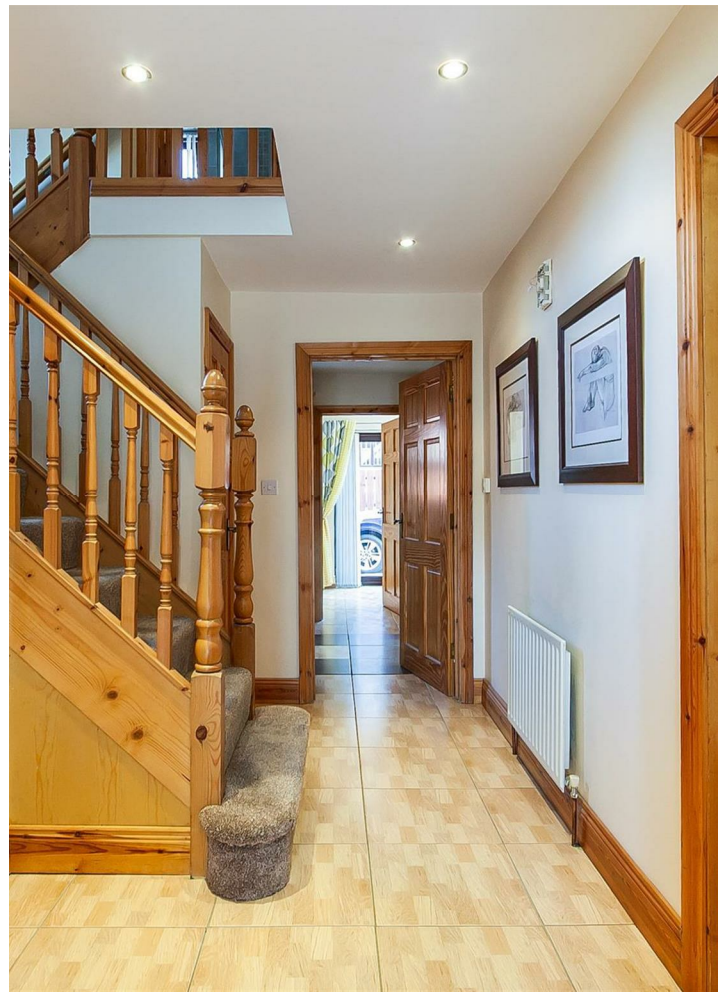
### DETACHED GARAGE



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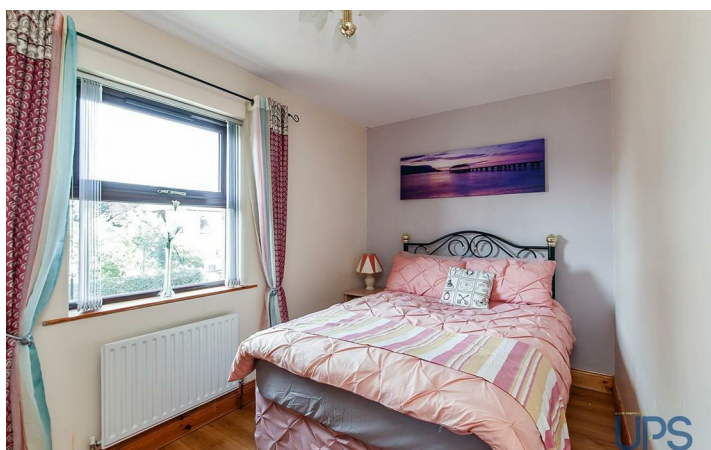








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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 16855564**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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