



Modern three bedroom, semi-detached located within a small development and has views over open countryside. The semi-rural location is convenient to a range of local amenities in Lisburn and Belfast Cities including; shops, pubs, restaurants and public transport.

The property is well presented and comprises; entrance hall with cloakroom/wc, lounge with wall mounted gas fireplace, good sized open plan modern fitted kitchen with casual living/dining and a separate utility room. On the first floor, there are three well proportioned bedrooms, one with ensuite and a modern bathroom.

There is oil fired central heating, double glazed windows, driveway parking for three cars and a spacious lawn and paved patio with country views to the rear.

Ideal owner occupier or investor house, we believe that interest will be high and advise an early viewing.

Offers Over
£242,500

33 Bonnies Lane,
Church Hill, Lambeg,
Lisburn,
BT27 4SB

Viewing by
appointment
through agent
028 9066 3030



- Modern Three Bedroom Semi-Detached in Convenient Location Close to Lisburn & Belfast Cities
- Entrance Hall and Cloakroom/wc
- Lounge with Wall Mounted Gas Fire
- Modern Fitted Kitchen with Range of Integrated Appliances Open Plan to Casual Living/ Dining Room
- Separate Utility Room
- Three Well Proportioned Bedrooms, One with Ensuite Shower Room
- Modern Bathroom
- Oil Heating / Double Glazed Windows
- Thermostatically controlled underfloor heating on ground floor
- Driveway Parking for Three Cars, Rear Lawns and Paved Patio Area
- Nestled Between Lisburn and Belfast, Ideally Located Close to Many Amenities and Close to Leading Schools
- Ideal For Owner Occupier or Investor

The Property Comprises:

Hardwood front door with glazed top light.

Ground Floor

ENTRANCE HALL: Laminate wood effect floor.

CLOAKROOM/WC: White suite comprising low flush WC, pedestal wash hand basin, tiled splashback, electric fan, laminate wood effect floor.



LOUNGE: 14' 1" x 12' 4" (4.29m x 3.76m) Wall mounted gas fire.



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MODERN FITTED KITCHEN PLAN TO CASUAL LIVING/DINING ROOM: 18' 2" x 13' 1" (5.54m x 3.99m) High gloss kitchen with range of high and low level units, wood effect work surfaces, 1.5 bowl stainless steel sink with side drainer, integrated fridge/freezer, integrated dishwasher, Zanussi oven and 4 ring gas hob, stainless steel electric fan, ceramic tiled floor, low voltage spotlights, door to front with side panels.



UTILITY ROOM: 6' 9" x 6' 1" (2.06m x 1.85m) Units, wood effect work surface, plumbed for washing machine, gas boiler, ceramic tiled floor.



First Floor

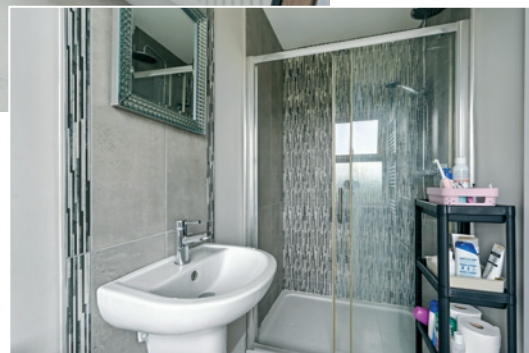
LANDING: Access to roofspace, airing cupboard.



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BEDROOM (1): 14' 0" x 12' 0" (4.27m x 3.66m)

ENSUITE SHOWER ROOM: White suite comprising low flush WC, wash hand basin, tiled splashback, fully tiled shower cubicle with electric shower, low voltage spotlights, extractor fan, heated towel rail.



BEDROOM (2): 9' 10" x 9' 5" (3m x 2.87m)

BEDROOM (3): 9' 7" x 8' 1" (2.92m x 2.46m)

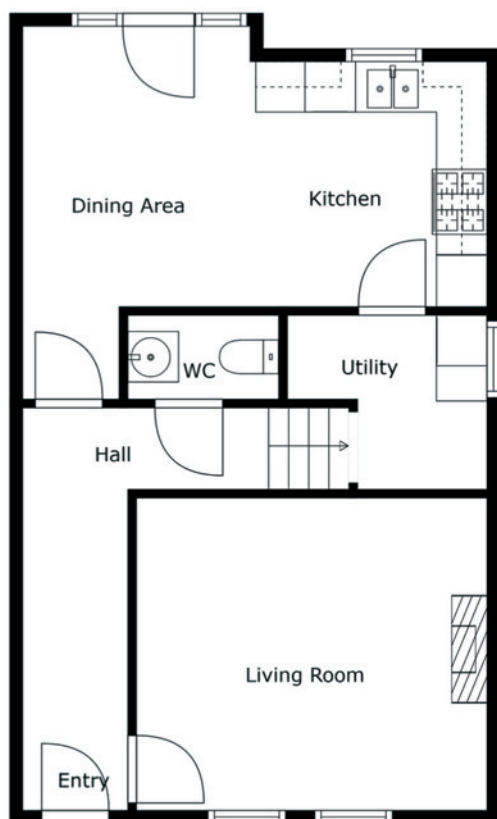


MODERN BATHROOM: White suite comprising low flush WC, wash hand basin, tiled splashback, panelled bath with shower over, ceramic tiled floor, laminate wooden floor, extractor fan.

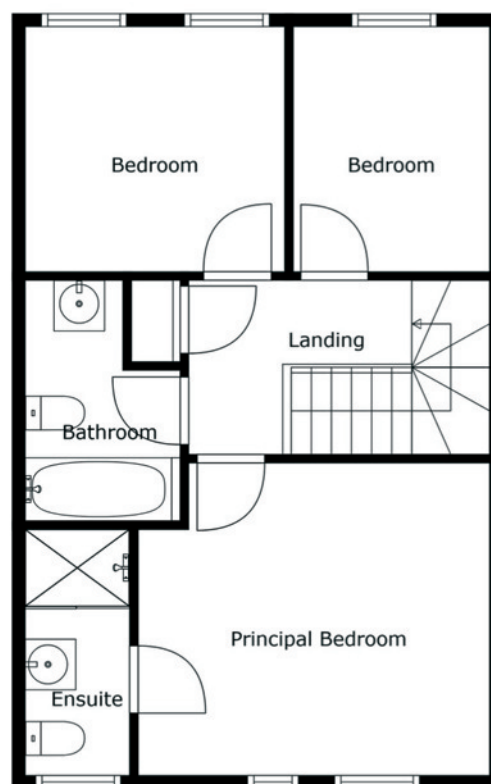


Outside

OUTSIDE: Front garden in lawn with paved path and fencing, driveway for 3 cars. Lawns to the rear with hedging and paved patio.



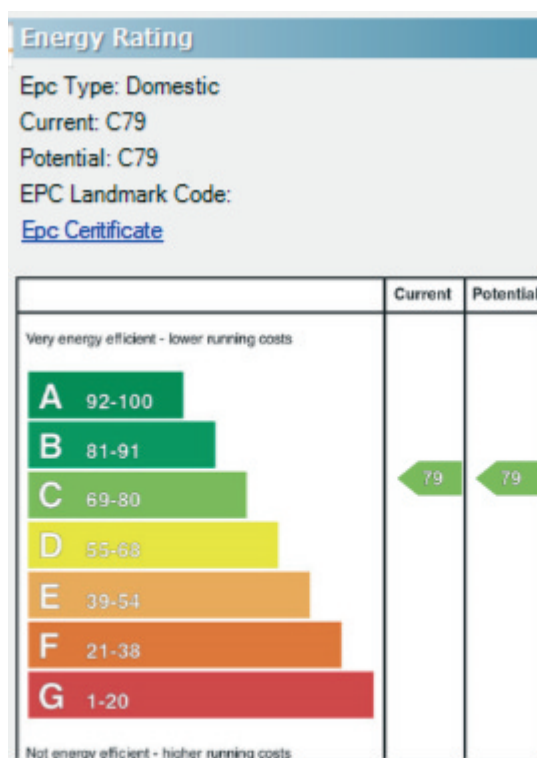
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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Location:

From Upper Malone Road continue on Ballyskeagh Road past the driving range/Andrew Morris Golf and Bonnies Lane is on the left hand side after the narrow bridge.

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



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