



This beautifully presented red brick semi-detached home perfectly balances the charm of a semi-rural setting with the convenience of nearby amenities. Ideally located, it offers easy access to both Belfast and Lisburn, as well as the scenic Lagan Towpath, making it a truly desirable location.

The property features well-proportioned, thoughtfully designed accommodation finished to an exceptional standard, with a range of bespoke touches throughout. It's perfectly suited to meet the demands of modern living, offering both style and functionality.

Whether you're a first-time buyer, young professional, growing family, or looking to downsize, this impressive home is sure to appeal. With so much on offer, early viewing is highly recommended to fully appreciate all that this home provides.

Offers Over  
£265,000

22 Greenvale,  
Off Ballyskeagh Road,  
Drumbeg,  
BT17 9LR

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Viewing by  
appointment  
through agent  
028 9066 3030



- Excellent Red Brick Modern Contemporary Home
- Spacious Porcelain Tiled Reception Hall with Downstairs WC & Separate Cloakroom
- Bright Living Room with Contemporary Gas Fire & Feature Picture Wall
- Modern Fully Fitted Kitchen with Breakfast Island Opening into Ample Dining Area
- Separate Utility Room
- 4 Good Sized Bedrooms with Principal Incorporating Ensuite Shower Room
- Good Sized Bathroom with White Suite
- Oil Fired Central Heating / Double Glazed Windows
- Beam Vacuum System
- High Standard of Finish Ideal for Modern Day Living with Many Bespoke Features
- Pavior Driveway with Parking for 2 Cars
- Garden Laid in Lawn with Paved Patio Area Ideal for Outdoor Entertaining
- Excellent Semi Rural Location yet Convenient with Belfast & Lisburn Easily Accessible



The Property Comprises:

## Ground Floor

Bespoke hardwood front door with glazed side light to . . .

RECEPTION HALL: Polished porcelain tiled floor with brushed inset carpet, low voltage spotlights.

DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin with tiled splash back, polished porcelain tiled floor.



LIVING ROOM: 20' 7" x 11' 3" (6.27m x 3.43m) Dual aspect windows, oak wooden floor, low voltage spotlights, feature picture window.



KITCHEN/DINING AREA: 19' 10" x 12' 8" (6.05m x 3.86m) Contemporary modern fully fitted kitchen with excellent range of high and low level units, integrated fridge and freezer, built-in high level Bosch oven and integrated Bosch microwave, corian worktops, stainless steel sink unit with mixer tap, integrated dishwasher, breakfast island with corian worktop, four ring gas hob, built-in breakfast bar, low voltage spotlights, dual aspect windows. Open to ample dining area, double glazed hardwood double doors to garden, polished porcelain tiled floor.



UTILITY ROOM: Laminate worktops, plumbed for washing machine, built-in shelving, polished porcelain tiled floor, cloaks area.



## First Floor

LANDING: Low voltage spotlights, access to roofspace.



BEDROOM (1): 12' 8" x 12' 2" (3.86m x 3.71m) Dual aspect windows, views to countryside.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer tap and tiled splash back, built-in shower cubicle with chrome shower unit with tiled splash back, extractor fan, low voltage spotlights.



BEDROOM (2): 9' 9" x 9' 0" (2.97m x 2.74m) Bespoke built-in wardrobe, low voltage spotlights.



BEDROOM (3): 10' 1" x 9' 9" (3.07m x 2.97m) Built-in sliding robe, low voltage spotlights.



BEDROOM (4): 8' 7" x 7' 1" (2.62m x 2.16m) Outlook to front, low voltage spotlights.





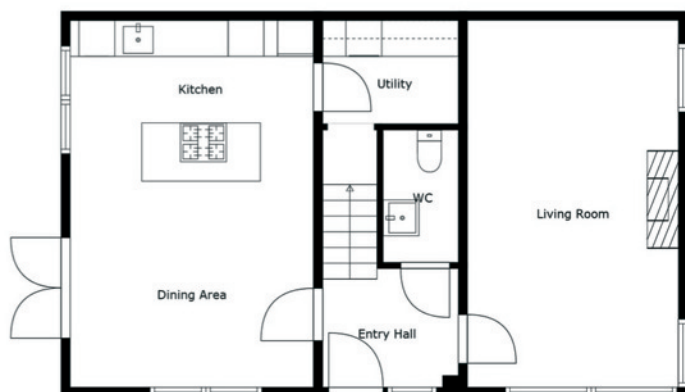
BATHROOM: White suite comprising low flush wc, panelled bath with chrome mixer tap, floating wash hand basin with chrome mixer tap and tiled splash back, built-in shower cubicle with shower unit, polished porcelain tiled floor, low voltage spotlights.



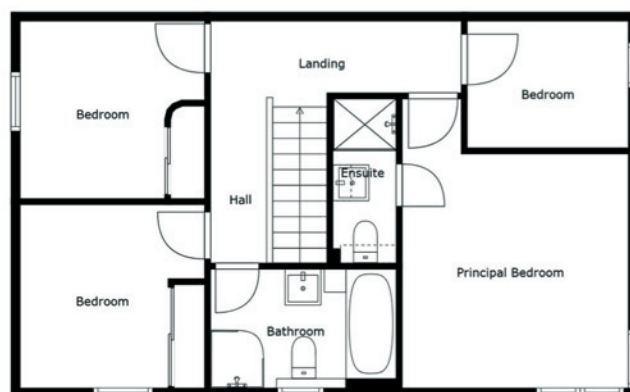
## Outside

OUTSIDE: Brick paved driveway with off street parking for two cars. Front garden laid in lawn. Enclosed rear garden laid in lawn with paved patio area, ideal for barbecuing and outdoor entertaining.





Floor 1



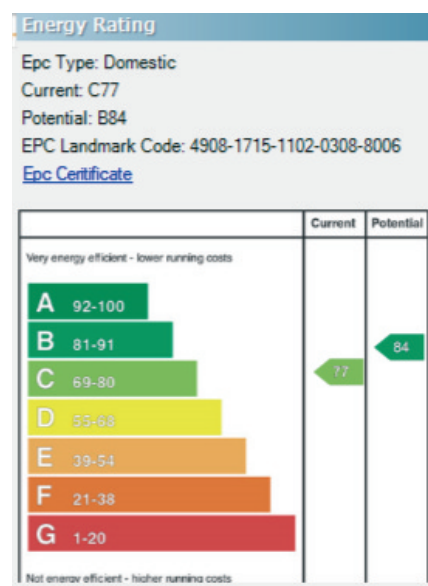
Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Heading out of Belfast on the Ballyskeagh Road, Greenvale is on the corner of Ballyskeagh Road and Sandyhill before the 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](http://www.templetonrobinson.com)



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