



Situated in a superb location this deceptively spacious family home is therefore most convenient to a diverse range of amenities including village-type shops, sports facilities, bus and rail routes to both Belfast and Lisburn City Centres as well as excellent nearby schools. The property offers bright well-proportioned accommodation briefly comprising extended living room with feature fireplace, separate dining room with attractive bay window and a modern kitchen with integrated appliances. On the first floor are three well-proportioned bedrooms; principal bedroom with feature bay window and contemporary family bathroom. Additional features include floored roofspace, downstairs WC, gas heating and double glazing.

Externally there is good driveway parking, spacious detached garage with utility area and a well maintained enclosed rear garden with paved patio area.

Offers Over
£274,950

14 Orpen Park,
BELFAST,
BT10 0BN

Viewing by
appointment
through agent
028 9066 3030



- Excellent well-maintained family home in highly sought after location
- Spacious living room, Generous dining room with feature bay window
- Modern fitted kitchen with integrated appliances
- Three bright bedrooms; principal with feature bay window
- Large floored roofspace
- Downstairs WC
- Mains gas central heating, double glazed windows, detached garage
- Driveway parking to the front, enclosed rear garden with paved patio area
- Early viewing highly recommended

The Property Comprises:

Ground Floor

HALLWAY: Hardwood front door with stained glass side panels.



LIVING ROOM: 14' 5" x 12' 1" (4.39m x 3.68m) Feature bay window with stained glass top lights, feature fireplace with hardwood surround and electric insert, picture rail.



DOWNSTAIRS W.C.: Low flush WC, wash hand basin with vanity unit, tiled flooring, spot lighting.



KITCHEN: 18' 10" x 6' 7" (5.74m x 2.01m) Luxury fitted kitchen with excellent range of high and low level units, built in oven, ceramic hob and extractor, integrated fridge freezer, microwave and dishwasher, stainless steel sink with mixer tap, granite work surfaces, ceramic tiled floor.



LOUNGE: 12' 3" x 11' 6" (3.73m x 3.51m) Feature fireplace with marble surround, granite hearth and electric insert, picture rail, carpeted.



DINING ROOM: 10' 8" x 9' 1" (3.25m x 2.77m) Carpeted, velux window.



First Floor

LANDING: Carpeted, stained glass window.

SHOWER ROOM: 8' 7" x 7' 2" (2.62m x 2.18m) Low flush WC, floating wash hand basin with vanity unit, walk in corner shower, chrome heated towel rail, LED mirror, ceramic tiled flooring, part tiled walls, recessed lighting, extractor.



BEDROOM (1): 14' 5" x 11' 1" (4.39m x 3.38m) Carpeted, feature bay window.

BEDROOM (2): 12' 2" x 10' 8" (3.71m x 3.25m) Carpeted, built wardrobes, drawers and shelving, picture rail.



BEDROOM (3): 9' 0" x 6' 8" (2.74m x 2.03m) Carpeted, picture rail.

Second Floor

FLOORED ROOFSPACE: 17' 2" x 10' 4" (5.23m x 3.15m) Carpeted, light and power, heating, under eave storage



Outside

DETACHED GARAGE: 21' 1" x 8' 3" (6.43m x 2.51m) Up and over door, utility area plumbed for washing machine, light and power.

Enclosed rear garden, paved patio area, well maintained lawn, outhouse. Driveway parking to the



Telephone 028 9066 3030

www.templetonrobinson.com

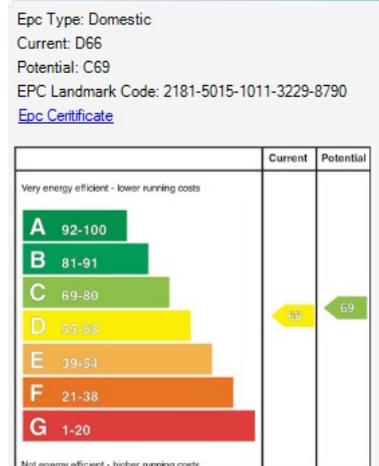


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Finaghy Cross Roads heading towards Lisburn, take left into Open Park and the house is on the left hand side.

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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