



We are delighted to bring to the market this fantastically appointed three bedroom semi-detached property positioned in a quiet cul-de-sac within striking distance of Lisburn City Centre. Of recent construction and providing fixtures and fittings to the highest standard throughout, 4 Damhead Mews provides a superb blank canvas with nothing needing done apart from simply moving in.

This sought after address offers ease of access for the city commuter and is ideally positioned on the outskirts of Lisburn City Centre with a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools and has excellent transport links to Belfast City Centre, Hillsborough and Moira.

In short, the property comprises of a spacious entrance hall with downstairs WC and under stairs storage, separate front reception room with wood burning stove, open plan kitchen diner with bespoke fully fitted kitchen and breakfast island, utility room, three double bedrooms, main bedroom with en-suite shower room and a further modern family bathroom with white suite.

The property further benefits from UPVC double glazing throughout, oil fired central heating, tarmac driveway with ample private off-street parking and an enclosed private rear garden with corner site and southerly aspect providing additional outdoor entertaining space. Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Over  
£249,950

4 Damhead Mews,  
Moira,  
CRAIGAVON,  
BT67 0XW

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Superbly Presented Three Bedroom Semi Detached Positioned in a Quiet Cul-De-Sac on the Outskirts of Lisburn
- Of Recent Construction with Upgraded Fixtures and Fittings Throughout
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Moira Town Centre, Sprucefield Shopping Centre and Hillsborough Village
- Spacious Hallway with Downstairs WC and Under Stairs Storage
- Separate Front Reception Room with Wood Burning Stove
- Open Plan Kitchen Diner with Bespoke Fully Fitted Kitchen and Breakfast Island
- Separate Utility Room to Rear with Additional Storage
- Three Double Bedrooms, Main Bedroom with En-Suite Shower Room
- Further Family Bathroom with Modern White Suite
- Tarmac Driveway with Private Off Street Parking
- Enclosed Private Low Maintenance Rear Garden with Southerly Aspect
- Oil Fired Central Heating and UPVC Double Glazing Throughout
- Superb Energy Rating with Low Running Costs and Low Maintenance
- Early Viewing Highly Recommended

The Property Comprises:

## Ground Floor

uPVC composite front door with frosted glass insets and leaded detail to . . .

RECEPTION HALL: Laminate wood effect flooring, two generous understairs storage cupboards.



DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, wash hand basin with black mixer tap, built-in vanity unit and tiled splashback, matt black heated towel rail, laminate flooring, frosted glass window, extractor fan.

LIVING ROOM: 16' 7" x 13' 0" (5.05m x 3.96m) (at widest points). Outlook to front, laminate wood effect flooring, cast iron wood burning stove with slate hearth and surround.



KITCHEN/DINER: 23' 0" x 12' 6" (7.01m x 3.81m) (at widest points). Range of high and low level units, laminate worktops, ceramic sink with brass mixer tap, metro tiled splashback, built-in four ring touch screen ceramic hob, built-in extractor fan above, built-in high level oven and grill, built-in dishwasher, breakfast island with seating area, ample space for casual dining, tiled floor, picture window to side, low voltage spotlights, built-in fridge freezer.



UTILITY ROOM: Built-in units, laminate worktops, stainless steel single drainer sink with side drainer and chrome mixer tap, picture window, plumbed for washing machine and tumble dryer, tiled floor, additional storage, uPVC double glazed door to rear garden.



## First Floor

LANDING: Picture window, access hatch to roofspace via Slingsby ladder. Built-in hotpress with pressurised water cylinder.



BEDROOM (1): 13' 9" x 13' 2" (4.19m x 4.01m) (at widest points). Outlook to front.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and built-in vanity unit, corner shower cubicle with glass bi-folding door, shower with chrome thermostatic control valve and telephone attachment, part tiled walls, tiled floor, extractor fan.



BEDROOM (2): 13' 3" x 12' 6" (4.04m x 3.81m) (at widest points). Outlook to rear.



BEDROOM (3): 12' 6" x 9' 5" (3.81m x 2.87m) (at widest points). Outlook to rear.



BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with black mixer tap and built-in vanity unit, panelled bath with black mixer tap and telephone hand attachment, tiled splashback, black heated towel rail, corner shower cubicle with glass sliding door, shower with thermostatic control valve and telephone attachment and rainfall shower head, tiled floor, frosted glass window, extractor fan.



## Outside

Tarmac driveway with off street parking for 2-3 cars.

Enclosed, private rear garden with south-westerly aspect, part patio, part tarmac and part laid in lawns with surrounding fencing, access to oil fired boiler and tank, outside tap and light.





Location:

Damhead Mews is located just off the Damhead Road, Lisburn.

Telephone 028 9266 1700

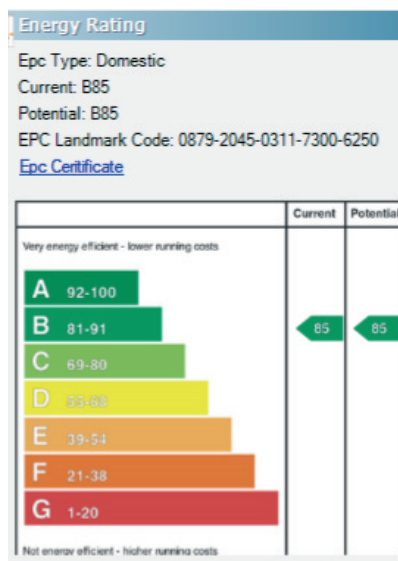
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Floor 1



Floor 2



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