



5 WEAVERS MEWS, LISBURN, BT28 3FZ



- A Most Impressive And Exceptionally Well Presented Townhouse Occupying A Prime Setting Within This Exclusive And Highly Desirable Residential Location
- Spacious And Highly Adaptable Accommodation Extending To Approximately 1541 Square Feet To Include Integral Garage
- Bright Lounge With Gas Fire On Polished Granite Hearth And Oak Laminated Timber Floor
- Family Room Or Fourth Bedroom With Patio Doors To Private Rear Garden
- Spacious And Luxury Fitted Kitchen With Open Plan To Dining And Living Areas
- Optional Three Or Four Bedroom Layout (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Large Roof Window With Panoramic Views

PRICE: OFFERS IN THE REGION OF £235,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C78

REF:HGI00425DL

- Enclosed Rear Garden With Private Aspects
- Integral Garage And Brickset Driveway/Parking Area
- Gas Fired Central Heating System
- Excellent C78 Energy Efficiency Rating
- PVC Double Glazed Windows And External Doors

• This superb home is an excellent example of these ever popular townhouse properties well located close to local shops and excellent schools for all ages. The spacious beautifully presented accommodation is highly adaptable and will suit a variety of different requirements, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Oak laminated timber floor. Cloaks storage under stairs. Access to garage.

CLOAKROOM:

Low flush suite. Low flush wc. Pedestal wash hand basin. Mono style mixer tap. Ceramic tiled floor.

FAMILY ROOM OR BEDROOM (4):

2.96m (9'9") x 2.97m (9'9")

PVC double glazed double doors leading to private rear garden. Oak laminated timber floor.

UTILITY ROOM:

2.95m (9'8") x 2.27m (7'5")

Measurements taken to widest points. Single drainer stainless steel sink unit with mono style mixer tap. Built in cupboard with gas fired boiler. Plumbed for washing machine and tumble dryer. Ceramic tiled floor.

FIRST FLOOR

LOUNGE:

5.33m (17'6") x 2.97m (9'9")

Gas fire on polished granite hearth. Oak laminated timber floor.

SPACIOUS AND LUXURY FITTED KITCHEN:

5.75m (18'10") x 5.33m (17'6")

Open plan to family living and dining area. Measurements taken to widest points. Excellent range of high and low level units. Wood effect worktops. Bowl and a half stainless steel sink unit. Mono style mixer tap. Bosch integrated oven and four ring gas hob. Extractor hood in stainless steel canopy. Integrated fridge freezer and dishwasher. Ceramic tiled floor in Kitchen area. Oak laminated timber floor in family living area and dining area.



SECOND FLOOR

BEDROOM (1): 4.06m (13'4") x 3.16m (10'4")

Oak laminated timber floor. Range of built in robes.

LUXURY SHOWER ROOM ENSUITE:

Quadrant shower cubicle. Thermostatic shower. Vanity unit with wash hand basin. Mono style mixer tap. Tiled splashback. Close couple low flush wc. Ceramic tiled floor. Heated towel rail.



BEDROOM (2):

3.21m (10'6") x 2.68m (8'10")

Oak laminated timber floor. Roof window with panoramic views. Built in robe.



BEDROOM (3):

2.91m (9'7") x 2.02m (6'8")

Oak laminated timber floor.

LUXURY BATHROOM:

Corner bath. Mixer tap. Shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Roof window with panoramic views. Ceramic tiled floor. Heated towel rail.



OUTSIDE:

End of cul de sac setting. Brickset driveway/parking area to front. Enclosed rear garden with private aspects. Paved patio area. Artificial grass lawn. Outside tap and light.

INTEGRAL GARAGE:

5.55m (18'3") x 2.76m (9'1")

Roller shutter door.

DIRECTIONS: From Antrim Road turn into Ballymacash Road, Weavers Mews is on the left.

TENURE:

To be confirmed, we have been advised that no ground rent is demanded and the tenure is assumed to be freehold, we recommend the purchaser and their solicitor verify the details.



RATES PAYABLE: For period April 2024 to March 2025 £1218

SERVICE CHARGE:

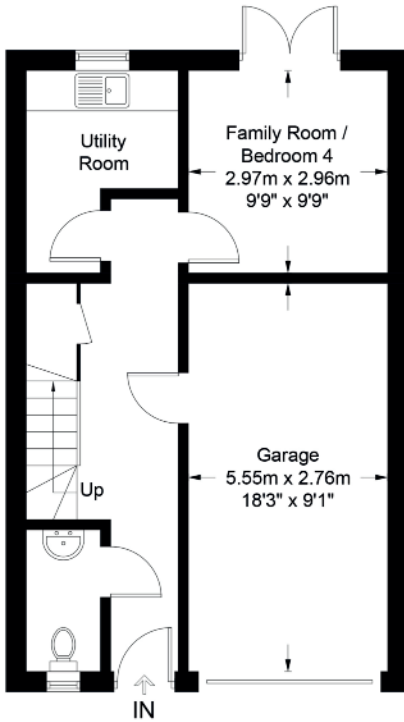
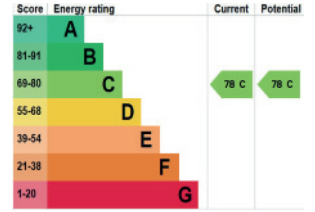
A service charge of £212 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

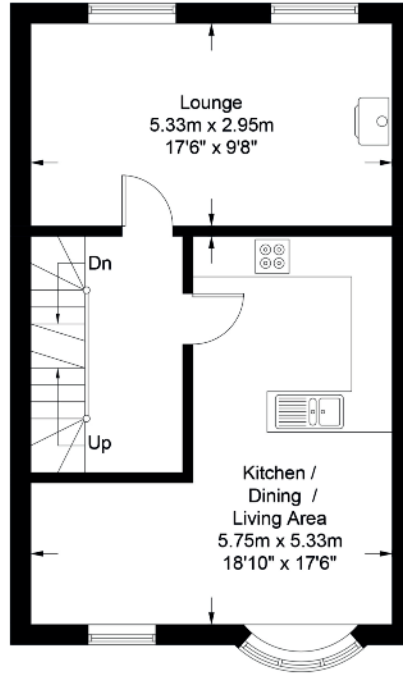


5 Weavers Mews, Lisburn

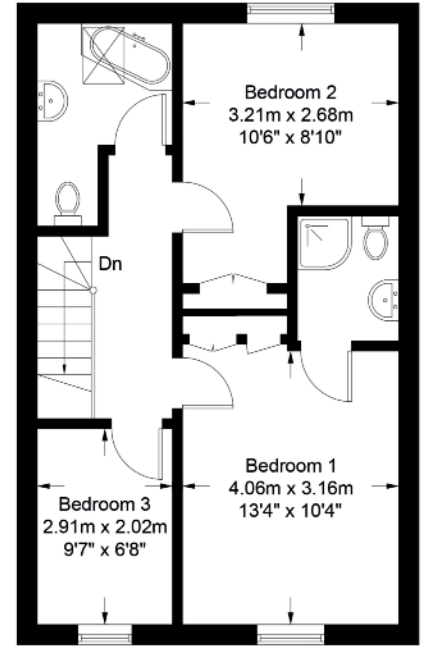
Approximate Gross Internal Area = 143.2 sq m / 1541 sq ft
(Including Garage)



Ground Floor
517 sq ft / 48.0 sq m



First Floor
512 sq ft / 47.6 sq m



Second Floor
512 sq ft / 47.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1187267)



The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.