



58 Magheralave Meadows  
Lisburn  
BT28 3NT

Asking Price  
**£159,950**

**Dougan**

RESIDENTIAL

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## KEY FEATURES

- Recently Constructed And Well Presented Semi-Detached Home
- Bright And Spacious Living Room With Feature Fireplace
- Modern Fully Fitted Kitchen With Dining Area
- Three Bedrooms ( Master Ensuite )
- Luxury Flrst Floor Family Bathroom
- Downstairs W.C
- Private, Enclosed Rear Garden In Lawn
- Driveway Parking To Front
- Intruder Alarm System
- Gas Heating / Double Glazing
- Lisburn City Centre Easily Accessible
- Popular And Establish New Development
- Early Viewing Advised



## SUMMARY

This recently constructed semi-detached family home is well positioned with the popular Magheralave Meadows Development. The property offers ease of access to a range of amenities and Lisburn City Centre is easily accessible.

The property comprises of a bright and spacious living room, kitchen with dining area and W.C cloakroom on the ground floor. To the first floor are three generous bedrooms ( master with ensuite shower room ) and a family bathroom in contemporary white suite.

The property further benefits from a brick pavior driveway and front and rear gardens laid in laswn.

Early viewing is advised.



## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Composite front door, tiled floor, under stair storage

**W.C CLOAKS:** Low flush w.c, pedestal wash hand basin with chrome taps and tiled splash back, extractor fan

**LIVING ROOM: 13' 1" x 12' 1" (3.99m x 3.68m)** Feature gas fire with stone surround

**KITCHEN WITH DINING AREA : 16' 6" x 9' 2" (5.03m x 2.79m)** Excellent range of high and low level units with chrome handles and feature under lighting, formica work surfaces, stainless steel sink unit, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated oven and four ring gas hob with chrome extractor fan over, tiled floor, spot lighting.

### First Floor:

**LANDING:** Roof space access, linen closet

**BATHROOM:** Panel bath with chrome taps, low flush w.c, wall hung wash hand basin with chrome taps, heated chrome towel radiator, partly tiled walls, tiled floor

**BEDROOM (1): 12' 5" x 9' 8" (3.78m x 2.95m)**

**ENSUITE SHOWER ROOM:** Fully tiled shower cubicle, low flush w.c, pedestal wash hand basin and chrome taps, tiled floor, spot lighting

**BEDROOM (2): 13' 3" x 8' 5" (4.04m x 2.57m)**

Measurement at widest points

**BEDROOM (3): 9' 6" x 7' 8" (2.9m x 2.34m)**

### Outside

Front garden in law. Brick paviour driveway parking. Private enclosed rear garden laid in lawn with timber fence surround.

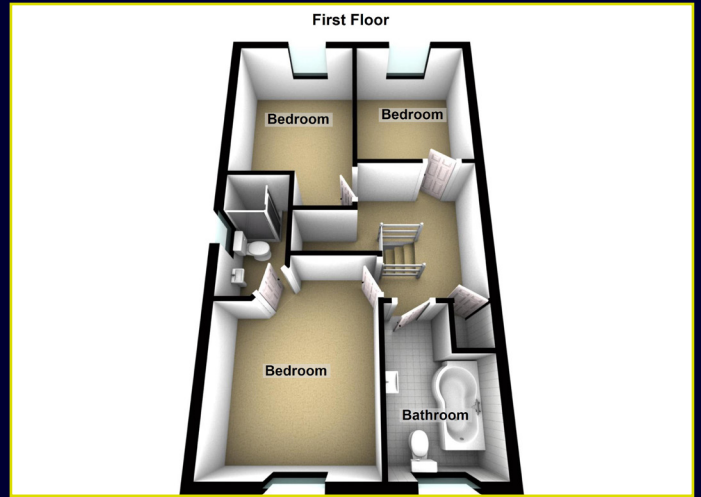
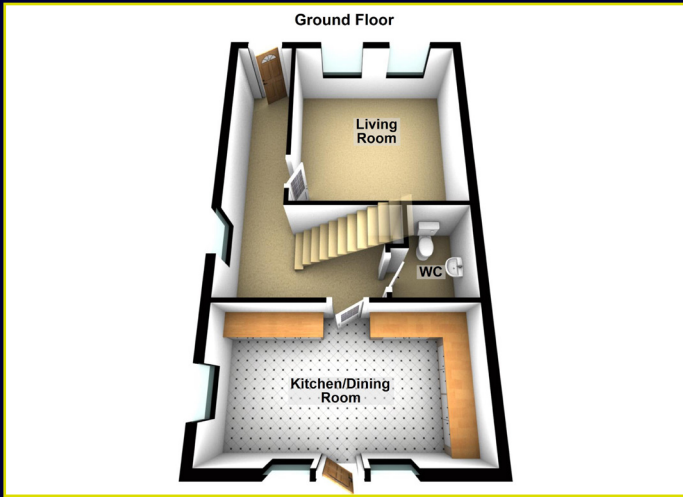




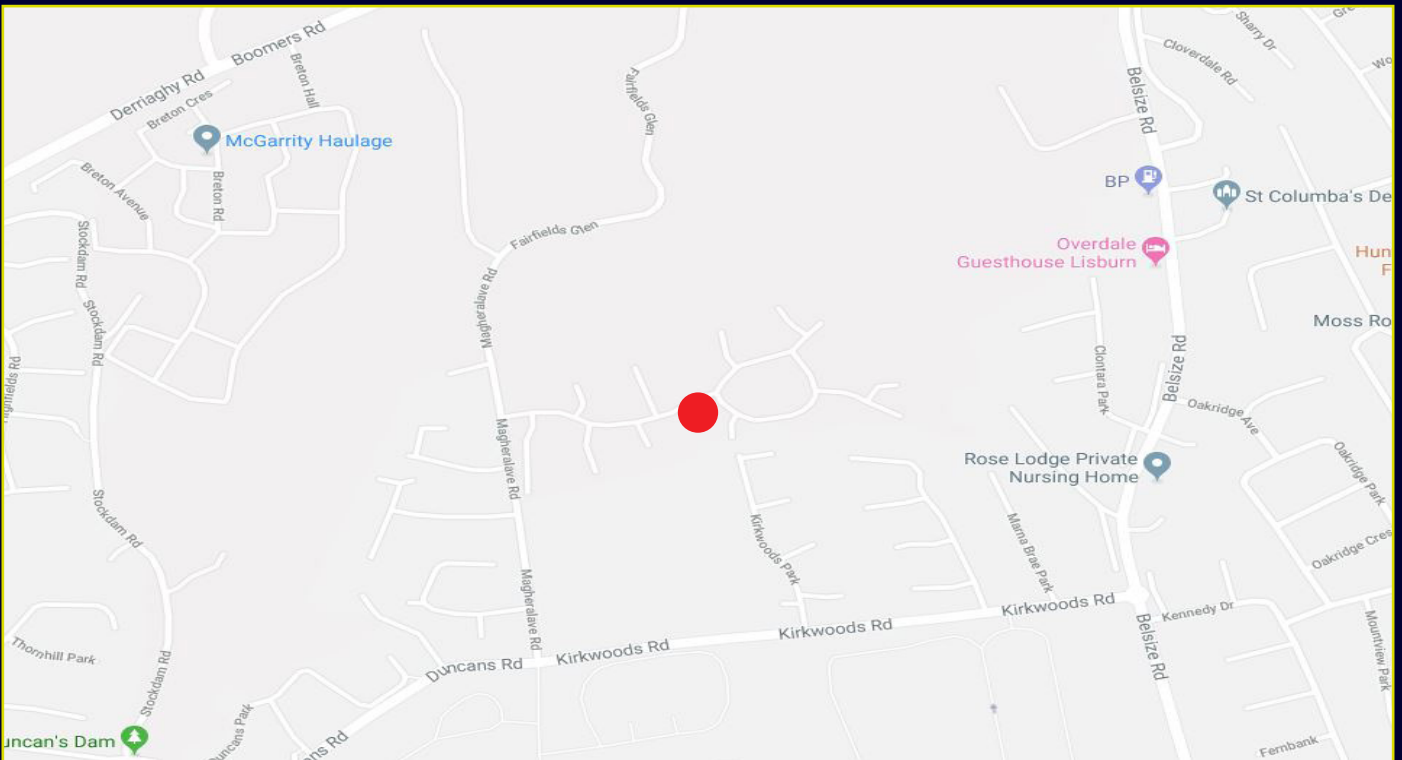




## FLOOR PLANS (NOT TO SCALE)



## LOCATION MAP



**DIRECTIONS:** Travelling on Kirkwoods Road towards Lisburn turn right onto Magheralave Road then right into Magheralave Meadows.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	81	82
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



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