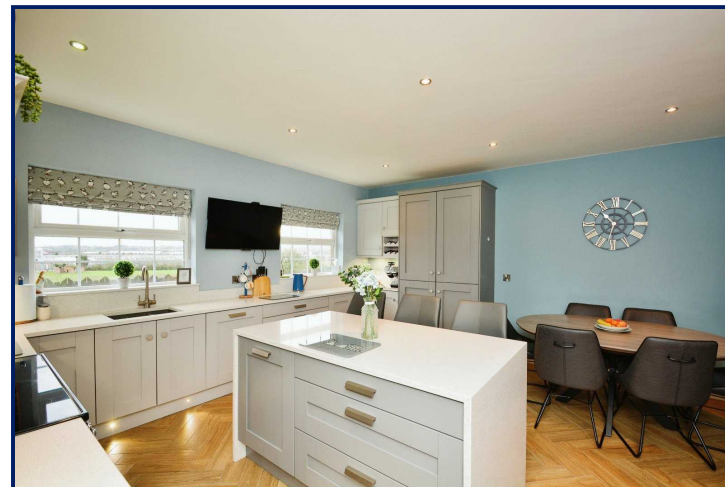
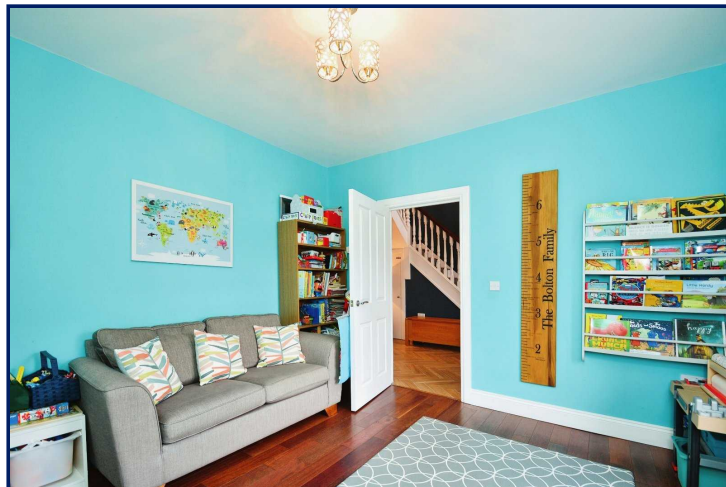
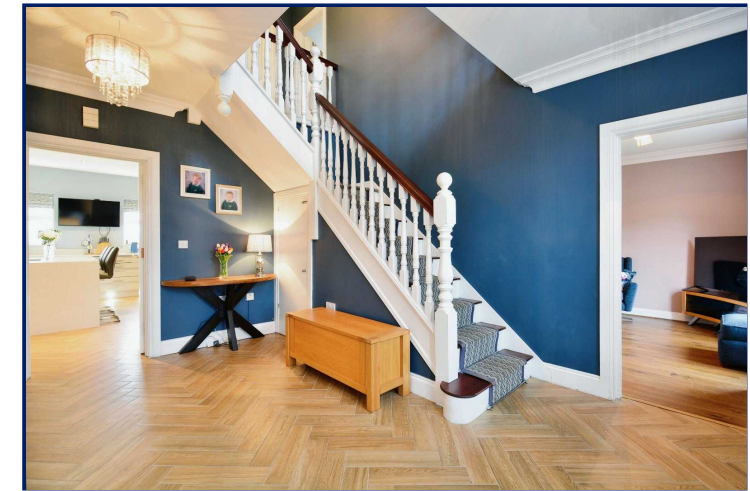


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Royal Hill, Maze. Lisburn, County Down, BT27

Asking Price: £389,950
Freehold

Reeds Rains

reedsrains.co.uk

Royal Hill, Maze. Lisburn, County Down, BT27

Asking Price: £389,950 Freehold

Council Tax Band:

EPC Rating: C

A truly outstanding double fronted detached family residence pleasantly set in this much admired and highly desirable cul-de-sac location with great road access to Lisburn, Moira and Hillsborough.

The Down Royal race course with adjoining golf course is only a short stroll away. Local primary schools include Meadow Bridge and Downshire primary, both a short drive away.

Gracious Reception Hall

Tiled flooring

Living Room

23'10" x 11'8" (7.26m x 3.56m)

Feature fireplace with multi-fuel stove. French doors to rear. Wooden flooring.

Family Room

11'9" x 11'8" (3.58m x 3.56m)

Kitchen/ Dining

16'4" x 16'4" (4.98m x 4.98m)

Luxury fitted range of modern units, Quartz work tops, feature island unit, tiled flooring, casual dining area off, inlaid sink unit, range cooker, dishwasher, fridge/ freezer. Tiled flooring.

Utility Room

7'10" x 6'6" (2.4m x 1.98m)

Range of units, sink unit, plumbed for washing machine. Tiled flooring.

Cloaks/ WC

Floating WC, wash hand basin. Tiled flooring

Gallery Landing

Master Bedroom

12' x 11'8" (3.66m x 3.56m)

Wooden flooring

En-Suite Shower

Deluxe shower cubicle with controlled shower, wash hand basin, low level WC, wall and floor tiling.

Bedroom 2

12'5" x 11'1" (3.78m x 3.38m)

En-suite Shower

Deluxe shower cubicle with controlled shower, wash hand basin, low level WC, wall and floor tiling.

Bedroom 3

11'9" x 11'7" (3.58m x 3.53m)

Bedroom 4

11'10" x 11'9" (3.6m x 3.58m)

Deluxe Bathroom Suite

Deluxe suite comprising free standing bath, floating WC, wash hand basin vanity unit, shower cubicle, wall and floor tiling.

Detached Garage

22' x 11'2" (6.7m x 3.4m)

Roller door Oil fired boiler.

Gardens

Enclosed to rear with part paved patio and extensive lawns, oil storage tank, open aspect to rear.

Car Parking

Ample car parking/ driveway.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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All Measurements

All Measurements are Approximate.

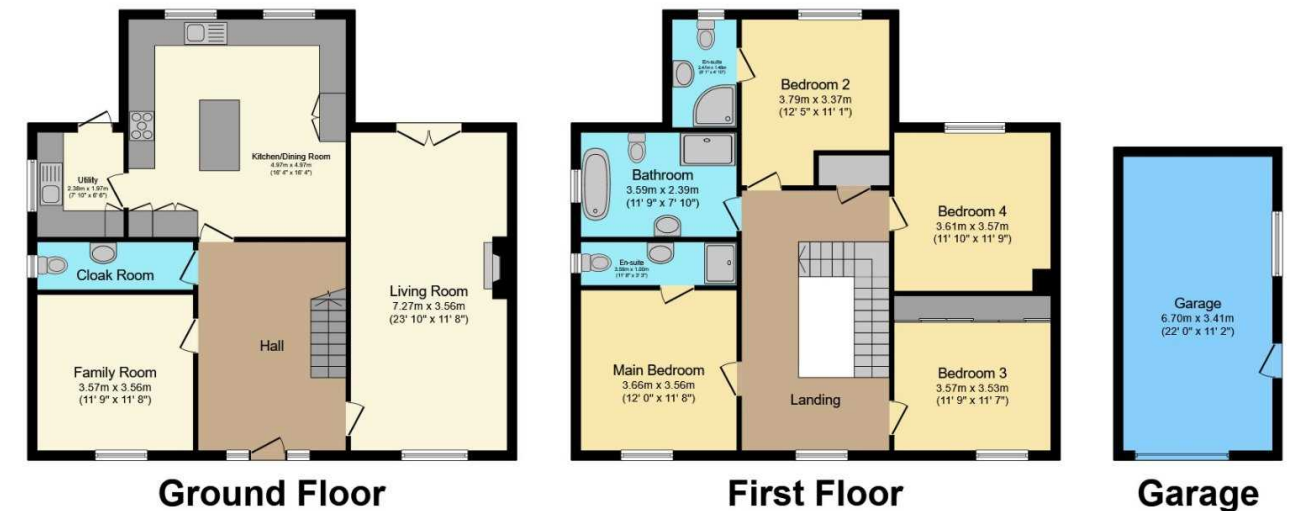
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 203.4 m² (2,190 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Other important information which you will need to know about this property can be found at reedsrains.co.uk