

GERARD MCCLINTON
ESTATE AGENT



15 Blaris Meadows, Lisburn, BT27 5WN

Offers in excess of £269,950



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15 Blaris Meadows

Lisburn, BT27 5WN

- Contemporary Build Detached Home in Convenient Cul De Sac Location
- 3 Double Bedrooms - Master with En Suite
- Spacious Living Room with Multi Fuel Stove
- Ground Floor WC
- Extensive South Facing Rear Garden & Patio Area
- Magnificent Corner Site allowing Potential for Extension / Garage - Sub to Approvals
- Modern Bathroom Suite - Bath & Thermostatic Shower
- Stunning Dining Kitchen with Integrated Appliances & Seating Area
- Gas Heating, Triple Glazing & Insulated Roofspace Accessed Via Slingsby Ladder
- Driveway - Space for Multiple Vehicles

Situated in the highly sought-after "Blaris Meadows" Development in Lisburn, this contemporary detached home is an ideal choice for young families. Its prime location offers easy access to Sprucefield, which boasts a wide range of shopping options such as M&S, Costa, McDonalds, and Sainsburys. Additionally, it is just over a mile away from Lisburn City Centre and a short distance from the A1 to Hillsborough and the M1 to Belfast, making it incredibly convenient for commuting, schools, and local leisure facilities.

The property itself is nestled in a quiet cul de sac and occupies one of the largest plots in the development and has potential for further extension / garage (sub to approvals). With modern amenities, stylish decor, triple glazing, gas heating, an integrated kitchen, downstairs wc, and a master bedroom with an en suite, this home caters to all your needs. The spacious driveway can accommodate multiple vehicles, while the expansive rear garden provides ample space for children to play and adults to relax on the modern paved patio area. In summary, this property is truly exceptional

Vacant Possession - no onward chain

Tenure: Freehold

Management Charge: £180 per annum / Charles White



Entrance Hall

Cloakroom / WC

7'6" x 3'2" (2.3 x 0.98)

Living Room

17'4" x 12'5" (5.3 x 3.8)

Dining Kitchen

20'0" x 13'1" (6.1 x 4)

First Floor Landing

Bathroom

7'6" x 6'10" (2.3 x 2.1)

Master Bedroom

13'1" x 11'5" (4 x 3.5)

En-Suite

9'2" x 3'11" (2.8 x 1.2)

Bedroom 2

12'5" x 10'5" (3.8 x 3.2)

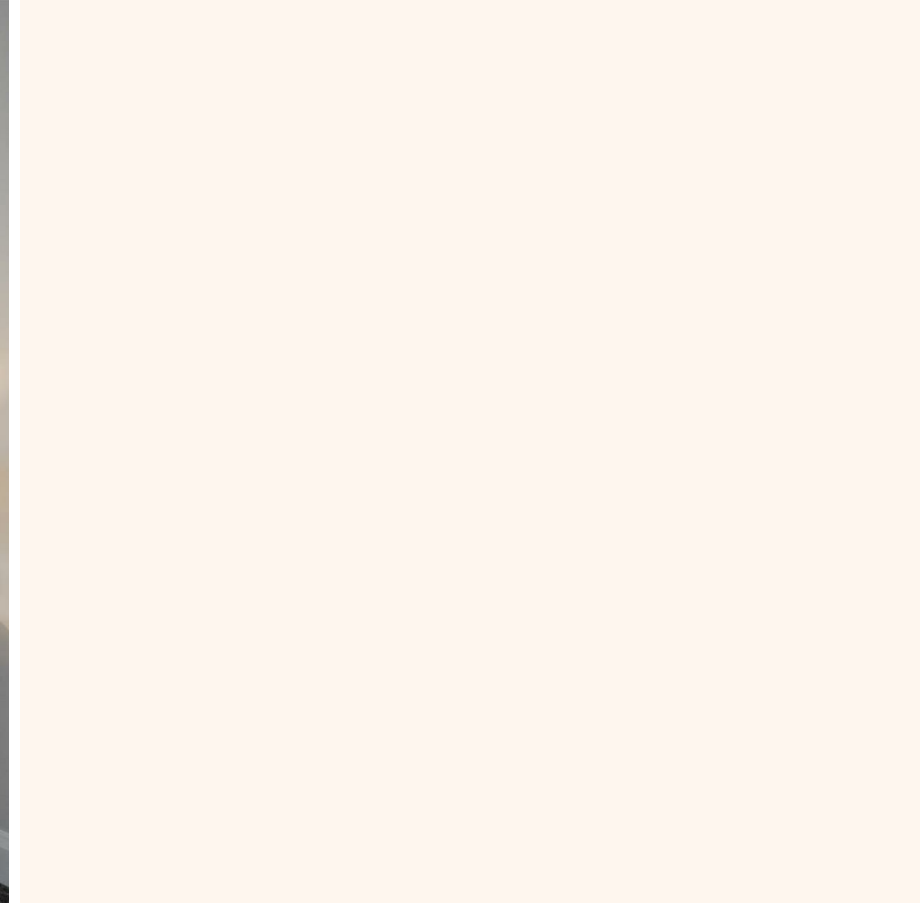
Bedroom 3

10'9" x 8'2" (3.3 x 2.5)

Outside

72'2" w x 45'11" d (22 w x 14 d)



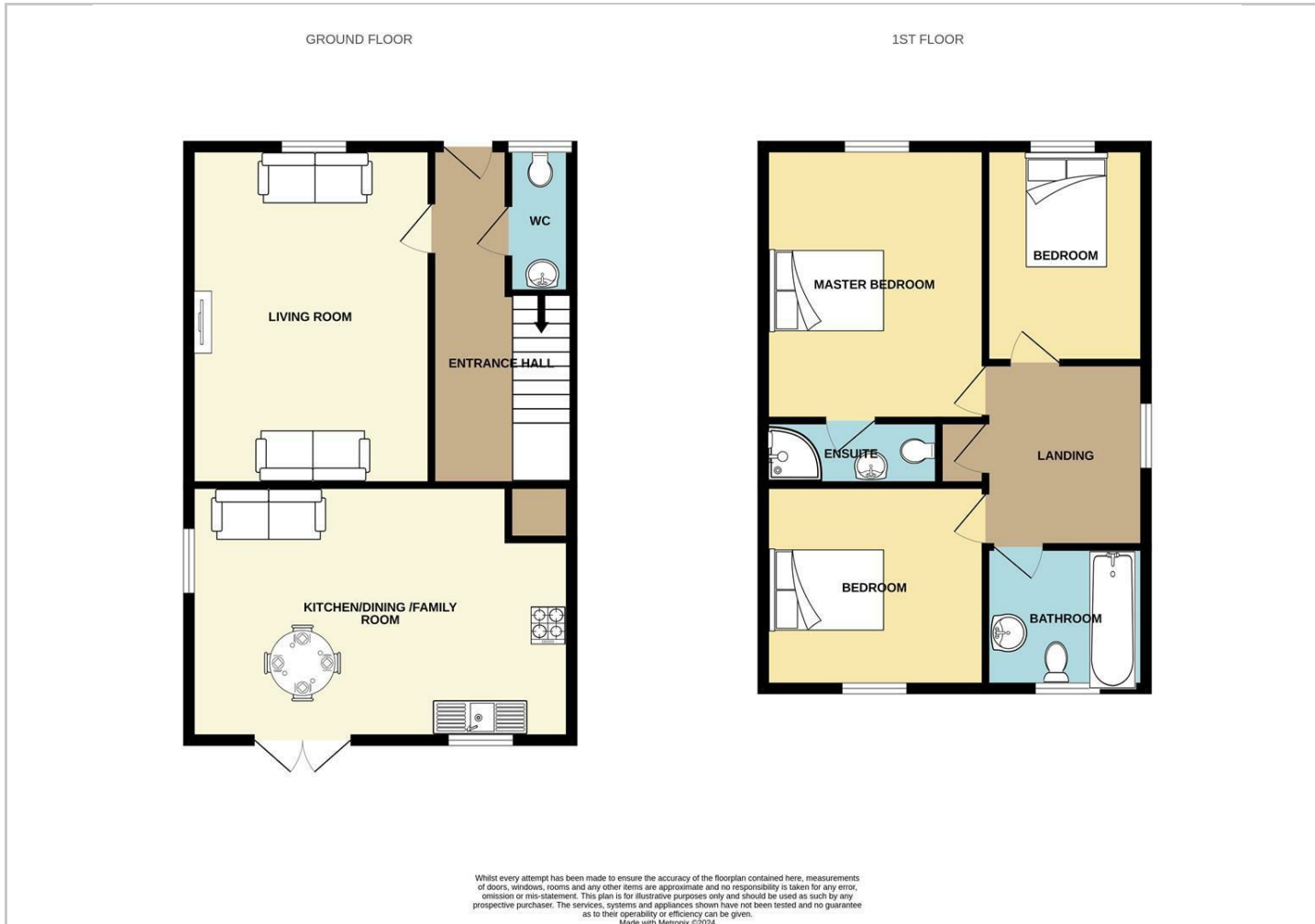


Directions

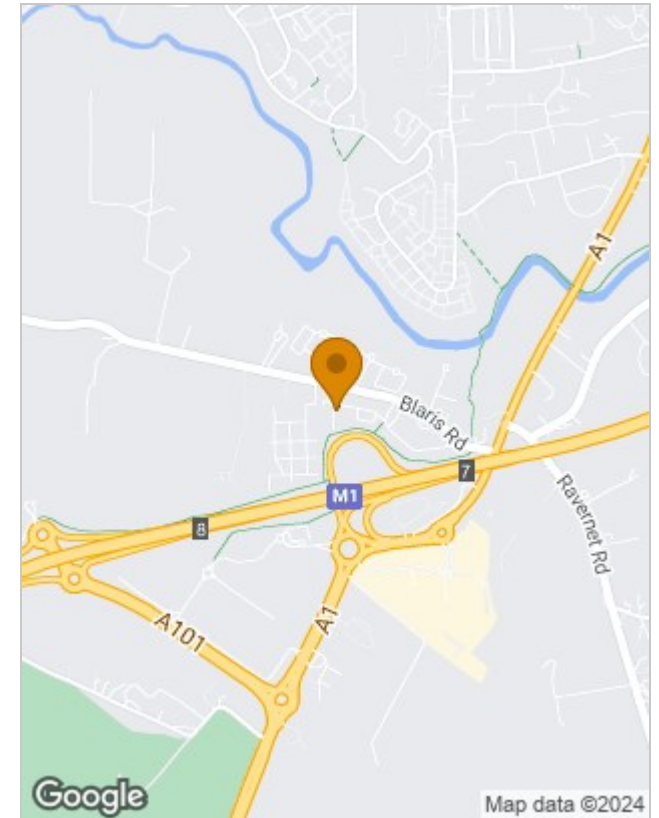




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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