



OFFERS AROUND

£220,000

10 Ayrshire Meadows

Lisburn

BT28 2DU



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Sales, Lettings and Property Management

Stylish Three Bedroom Home In Highly Sought After Ayrshire Meadows, Lisburn

Nestled in the prestigious Ayrshire Meadows, just off the Knockmore and Ballinderry Road, this tastefully decorated three bedroom semi-detached home offers an enviable lifestyle in one of Lisburn's most sought-after residential areas. With easy access to Belfast and

Lisburn City Centres, commuting is a breeze.

Boasting gas heating and a tarmac driveway, this modern home features a spacious kitchen with a downstairs w/c and ample room for dining. Upstairs, two generous double

bedrooms and a good-sized single provide comfortable living space, while the garden to the rear offers outdoor tranquillity.

With nothing left to do but move in, seize the opportunity to make this stylish property your own and experience the epitome of suburban living in Ayrshire Meadows.



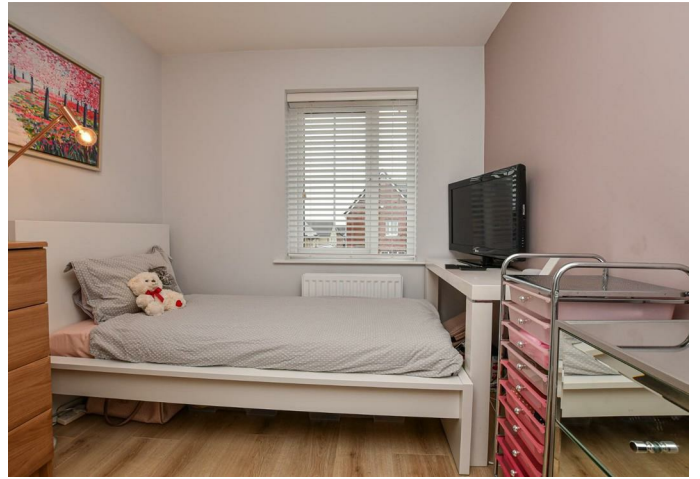
PROPERTY FEATURES



- Contemporary Semi Detached Property In Sought After Residential Location
- Bright And Spacious Lounge With Feature Wall Hung Electric Fire
- Modern Fitted Kitchen With Excellent Range of Units And Integrated Appliances
- Downstairs WC
- Three Bedrooms On First Floor Level, One With Sliding Glass Wardrobe
- Modern Family Bathroom With Panelled Bath And Separate Shower Cubicle
- Fully Enclosed Rear Garden Laid In Lawn With Brick Paved Patio Area
- Traditional Brick Built Construction
- Gas Fired Central Heating, uPVC Double Glazed Windows, Fascia And Soffits
- Convenient To Many Local Amenities in Lisburn City And Public Transport Links









THIS PROPERTY COMPRISES

Entrance Hall

5'8" x 5'1"

Composite front door, wood laminate floor, alarm system.

Living Room

13'4" x 15'5"

Wood laminate floor, feature wall mounted electric fire, recessed spotlights, storage cupboard, front view aspect.

Storage

5'3" x 3'1"

Kitchen

16'8" x 13'1"

Modern high gloss kitchen with excellent range of high and low level units, 'Quartz' effect laminate worktop and upstand, 1 1/2 bowl stainless steel sink unit with mixer tap, under counter oven, gas four ring hob, stainless steel extractor fan, integrated fridge freezer, integrated dishwasher, integrated washing machine, under counter lighting, recessed spotlights, fully tiled floor, uPVC door to rear garden.

WC

3'1" x 8'4"

Comprising of pedestal wash hand basin with mixer tap, low flush WC, fully tiled floor, extractor fan.

First Floor Landing

6'6" x 9'10"

Access to roofspace, access to storage cupboard.

Storage

2'3" x 2'7"

Bedroom 1

15'7" x 9'9"

Wood laminate floor, built in glass sliding wardrobe, rear view aspect.

Bedroom 2

13'0" x 9'9"

Wood laminate floor, front view aspect.

Bedroom 3

9'7" x 8'1"

Wood laminate floor, built in storage, front view aspect

Bathroom

6'6" x 9'0"

Contemporary white suite comprising of panelled bath with mixer tap and telephone handle shower, shower cubicle with sliding shower doors, pedestal wash hand basin with mixer tap, low flush WC, partly tiled walls, fully tiled floor, extractor fan.

Outside Front

Tarmac driveway, lawn area with paved brick path to front door, outside light, side gate access to rear garden.

Outside Rear

Fully enclosed rear garden laid in lawn with brick paved patio area, border plants and shrubs, outside water tap, outside light.

Directions

Proceeding from Knockmore Road turn onto Brokerstown Road. Take the second turn right onto Ayrshire Drive. Take turn off on left for Ayrshire Meadows, property will be located on the right hand side.

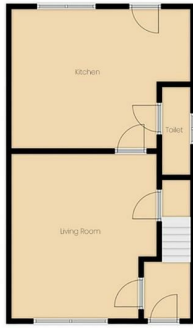
REQUIRED INFO UNDER TRADING STANDARDS

Tenure - Understood to Freehold

Current Rates - Understood to be approximately £920 per annum

FLOOR PLANS

10 Ayrshire Meadows, Lisburn



Ground Floor

10 Ayrshire Meadows, Lisburn



First Floor



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

* For your information: The UK average rating is 'E50'.



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