



7 Belsize Meadows, Lisburn, BT27 4EH

Price Guide £275,000

Presented to an exceptional standard, we are pleased to offer for sale this beautiful detached home occupying an excellent position in a much sought after residential development. The spacious accommodation comprises lounge, stunning kitchen with living and dining areas and wide range of integrated appliances, ground floor shower room, three good sized bedrooms (master with en-suite shower room & walk in dressing room) and family bathroom suite. Outside the property benefits from a detached garage, enclosed rear garden with patio area and paved driveway to front providing ample car parking. Gas fired central heating and PVC double glazing are also in place. Offering convenience to both Lisburn & Belfast City Centres along with the motorway network, we are sure this fine home will appeal to a range of prospective purchasers and therefore encourage early viewing.

- A Beautifully Presented Detached Home In A Popular Residential Development
- Excellent Open Plan Kitchen / Living / Dining With Extensive Range Of Integrated Appliances
- Three Good Sized Bedrooms (Master Bedroom With Dressing Room & Contemporary En-suite Shower Room)
- Detached Garage, West Facing Enclosed Garden To Rear With Patio Area, Large Driveway
- Conveniently Located To Both Belfast & Lisburn City Centres
- Spacious Lounge With Feature Wall Mounted Electric Fire
- Ground Floor Wet Room
- Family Bathroom Suite
- Gas Fired Central Heating / PVC Double Glazing
- An Ideal Home For The First Time Buyer Or Young Families

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|-------------------------|-----------|
| (92-100) A | Key energy efficient - lower running costs | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 72 |
| (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 | |

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door.

RECEPTION HALL



Ceramic tiled floor.

LOUNGE 23'7" x 13'5" at widest points (7.2 x 4.1 at widest points)



Wall mounted electric fire, ceramic tiled floor, double PVC doors to garden.



KITCHEN / LIVING / DINING 38'4" x 14'1" at widest points (11.7 x 4.3 at widest points)



Extensive range of high and low level units including a range of integrated appliances such as dishwasher, fridge / freezer, washing machine, oven, hob & extractor fan, granite work surfaces, double doors to rear garden, ceramic tiled floor, recessed spot lighting.



SHOWER ROOM 8'10" x 7'2" (2.7 x 2.2)

Fully tiled walk in wet room with low flush W.C, wash hand basin, recessed spot lighting.

ON THE FIRST FLOOR

BEDROOM ONE 14'5" x 11'1" (4.4 x 3.4)



ENSUITE SHOWER ROOM 9'2" x 5'10" (2.8 x 1.8)



Contemporary suite comprising walk in shower, wash hand basin with vanity unit, low flush W.C.

DRESSING ROOM 9'2" x 5'10" (2.8 x 1.8)

BEDROOM TWO 12'1" x 9'10" (3.7 x 3.0)



BEDROOM THREE 12'1" x 9'10" (3.7 x 3.0)



BATHROOM



White suite comprising tiled bath, low flush W.C, wash hand basin.

OUTSIDE



Enclosed landscaped west facing garden with paved patio area. Paved driveway to front providing excellent off street parking.

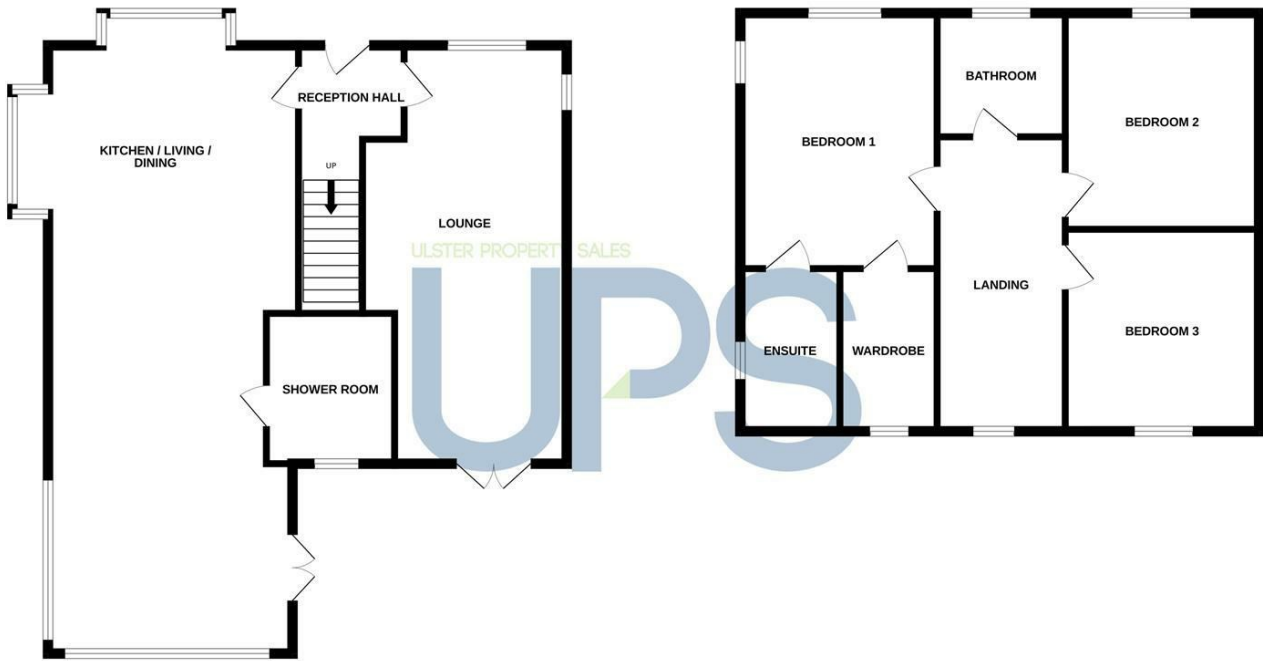
DETACHED GARAGE 20'11" x 10'5" (6.4 x 3.2)

Electric door.

Floor Plan

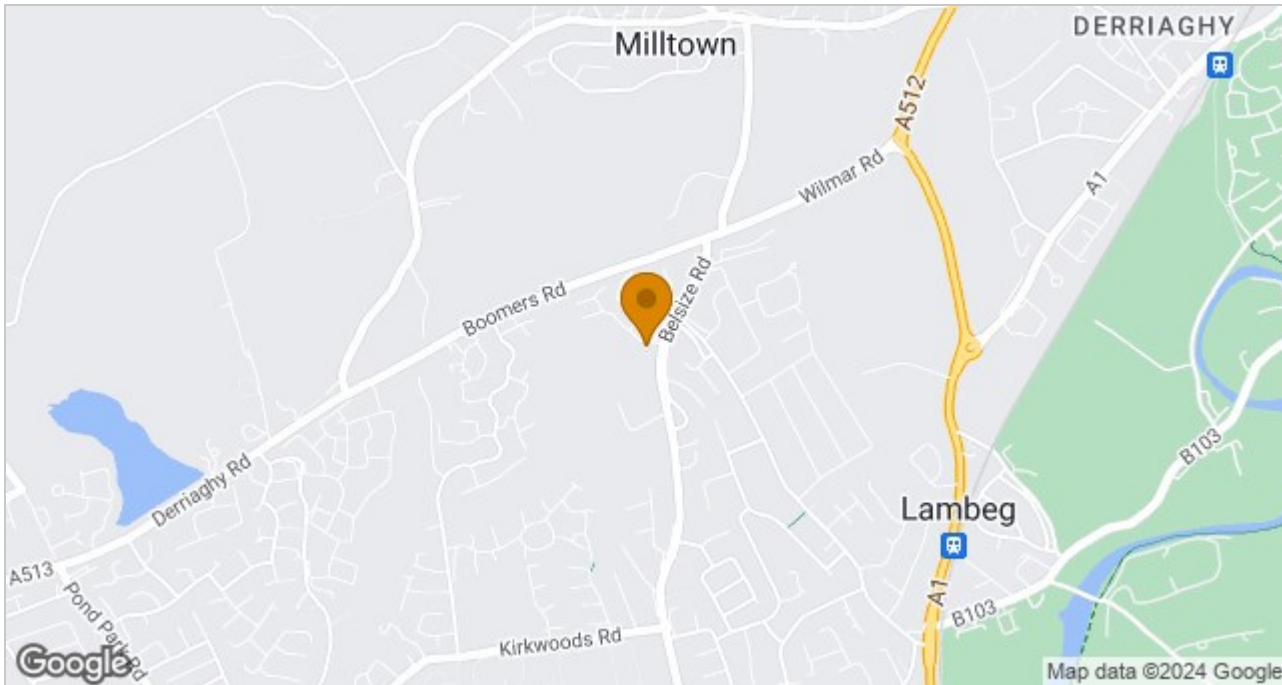
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark