



42 Ayrshire Manor, Lisburn

OIRO £205,000 Freehold

A beautifully finished three bedroom end townhouse with large outdoor cabin, in the highly sought after Ayrshire development off Knockmore Road, Lisburn.

End townhouse | Lounge | Kitchen/dining | Integrated Appliances | 3 Bedrooms, principal with ensuite | Garden room | Gas heating | Modern decor | PVC Double Glazing | Off-street parking |

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A beautifully finished three bedroom end townhouse with large outdoor cabin, in the highly sought after Ayrshire development off Knockmore Road, Lisburn.

A modern family home, this property is exceptionally well finished and occupies a larger than average site on the outer edge of the development with an excellent sized rear garden.

At ground floor level the property has a large lounge with media wall to include TV and electric fire, a beautifully fitted kitchen with moveable island unit, rear hall and ground floor toilet. At first floor level there is the main bedroom with an ensuite shower room, bedroom two with a superb range of fitted wardrobes, bedroom 3 and a luxury, fully tiled, main bathroom.

The property has gas central heating and PVC double glazing which together with the modern construction and good levels of insulation contribute to the excellent EPC 'B' rating.

Externally there is on site driveway parking, partly gated, and with space for garage, subject to any necessary consents, The rear garden has excellent privacy, patio area and large lawn. The cabin currently provides excellent ancillary living space and is sure to also appeal to those working from home, wanting a home gym, games room or additional home storage.

The entire property is beautifully presented, leaving the purchaser's little to do but move in. Early viewing is highly recommended by appointment with Falloon Estate Agents.

Tenure: Freehold

GROUND FLOOR :

Entrance hall

Part glazed external door. Tiled floor. Single panelled radiator.

Lounge

w: 3.98m x l: 4.67m (w: 13' 1" x l: 15' 4")

Feature media wall with inset electric contemporary remote controlled fire and 65" TV (included). Double panelled radiator.

Understairs storage cupboard.

Kitchen/dining

w: 3.98m x l: 4.11m (w: 13' 1" x l: 13' 6")

Excellent range of high and low level units in grey shaker style. Marble effect worktops and upstands. 1.5 bowl stainless steel sink unit, mixer tap. Ceramic hob with stainless steel extractor and splashback. Double electric under oven. American style fridge/freezer. Integrated dishwasher. Integrated washing machine. Integrated tumble dryer. Island unit with cupboards and breakfast bar. Wine rack. Gas boiler in cupboard. Tiled floor. Spot lights. Double panelled radiator.

Rear hall

Tiled floor. Part glazed PVC door to rear garden. WC off.

WC

Semi pedestal wash hand basin, mixer tap. Tiled splashback. Low flush WC. Tiled floor. Single panelled radiator.



FIRST FLOOR:

Landing

Shelved storage cupboard. Access to roofspace. Single panelled radiator.

Bedroom 1

w: 2.91m x l: 4.14m (w: 9' 7" x l: 13' 7")

TV Point. Double panelled radiator.

En-suite

Tiled shower enclosure with thermostatic mixer shower. Semi pedestal wash hand basin, mixer tap. Tiled splashback. Low flush WC. Tiled floor. Spot lights. Single panelled radiator.

Bedroom 2

w: 2.9m x l: 3.6m (w: 9' 6" x l: 11' 10")

Superb range of fitted wardrobes. TV point. Double panelled radiator.

Bedroom 3

w: 2.02m x l: 2.3m (w: 6' 8" x l: 7' 7")

Raised shelving area. TV point. Single panelled radiator.

Bathroom

Panelled bath with mixer tap and shower fitting. Semi pedestal wash hand basin, mixer tap. Low flush WC. Fully tiled walls and floor. Spot lights. Extractor. Single panelled radiator.

Outside

Pebbled driveway. Front garden in lawn with paved path and shrub bed.

Enclosed rear garden. Paved patio. Lawn. Garden room.

Garden room

w: 4.6m x l: 4.6m (w: 15' 1" x l: 15' 1")

Ideal for extra living space or home office.

Double entrance doors. Spot lights. Alarm system.

Tenure

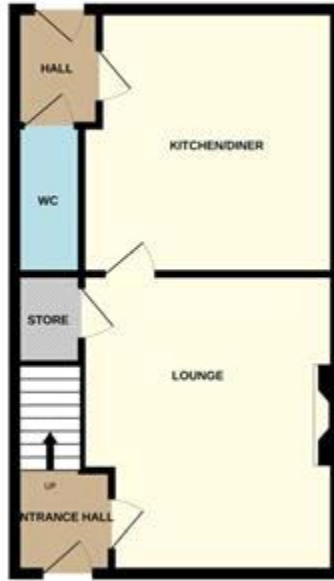
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

Rates payable

Details from the LPSNI website - Estimated rates payable £870.00



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.