

**simonBRIEN**  
RESIDENTIAL

5 Meadow Way,  
Lisburn, BT28 3RJ



Offers Over £219,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Beautifully Presented Recently Constructed Semi-Detached Home
- Living Room With Granite Stone Fireplace
- Modern Kitchen With Appliances Open Plan To Dining Area
- Three Bedrooms Including Master With Ensuite Shower Room
- Bathroom / Ground Floor WC
- Phoenix Gas Heating, uPVC Double Glazed Windows
- Paved Driveway Parking For Several Vehicles
- Detached Brick Garage With Roller Shutter Door / Pavior Brick Set Parking Area
- Enclosed Gardens In Lawns With Sitting Area
- Only A Few Minutes From Lisburn City Centre And Its Array Of Amenities

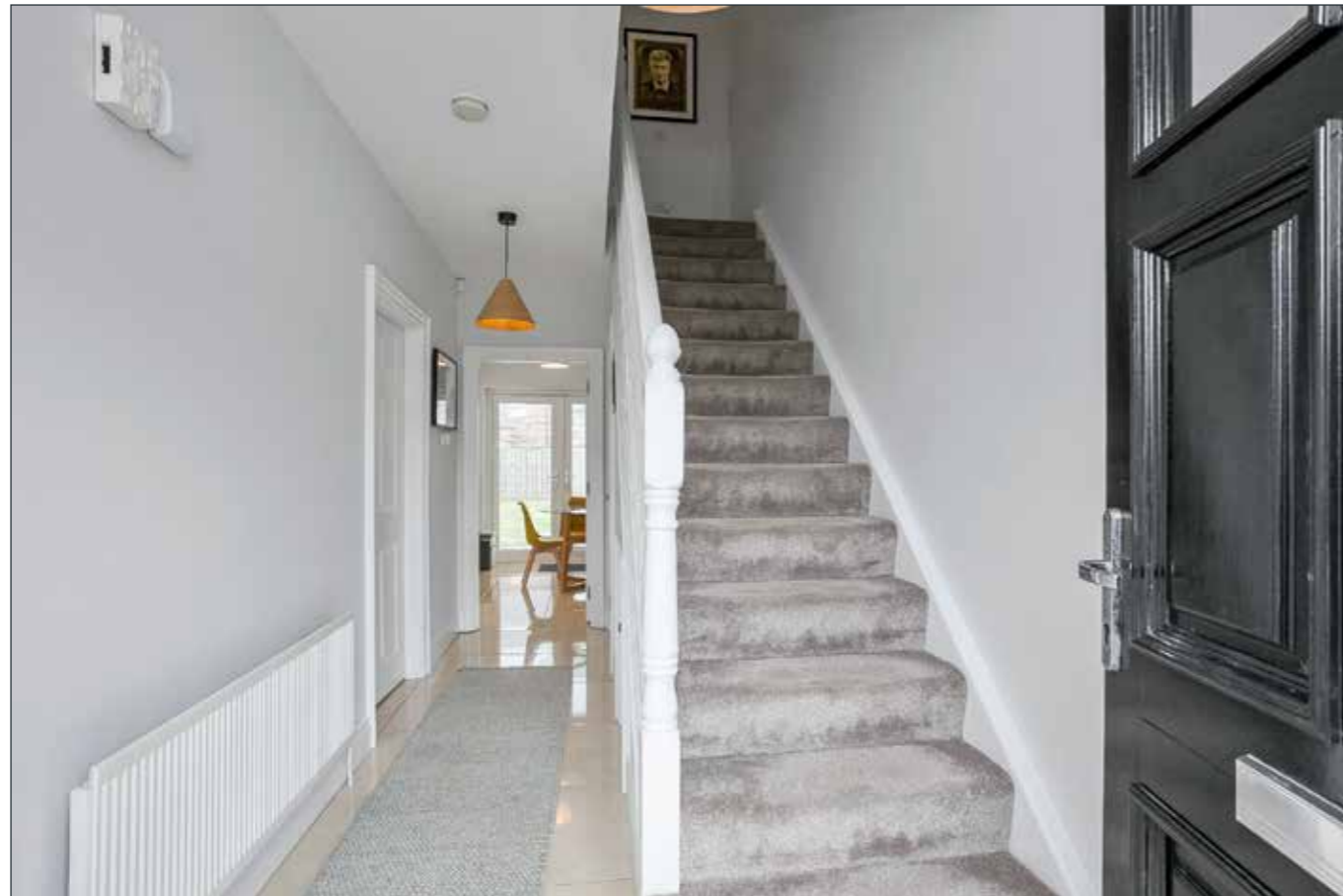
## SUMMARY

Meadow Way is exceptionally well located within the consistently popular Magheralave Meadows development off the Magheralave Road, one of the area's most sought after residential locations close to a number of amenities, schooling, Lisburn city centre and Belfast which is easily accessible via nearby transport networks.

The property itself is exceptionally well appointed and finished throughout providing a generous layout of three bedrooms, spacious living room, together with high quality kitchen open to dining area, bathroom, ensuite and downstairs cloakroom.

In addition, the property benefits from a pleasant garden to the side & rear and driveway parking for two cars.

Likely to be of interest to the professional couple or young family. Viewing is by private appointment through our Lisburn Road office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Panelled entrance door. Marble effect ceramic tiled floor. Staircase with spindled balustrade. Storage under stairs.

#### CLOAKROOM:

Low flush WC. Pedestal wash hand basin. Mono style mixer tap. Marble effect ceramic tiled floor.

#### LOUNGE:

15' 10" x 10' 10" (4.83m x 3.3m)

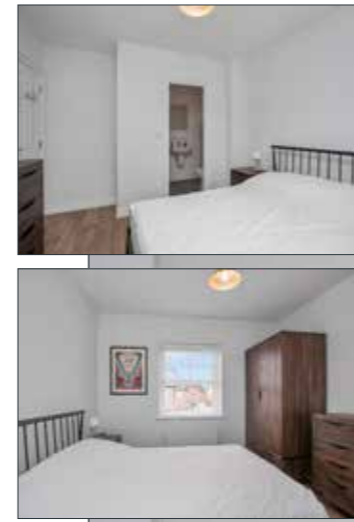
Contemporary marble fire surround with polished granite in set and hearth. Coal effect gas fire.





**LUXURY FITTED KITCHEN & DINING AREA:  
18' 1" x 9' 9" (5.51m x 2.97m)**

Range of integrated appliances. Excellent range of high and low level units. Wood strip effect work surfaces. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Integrated oven and gas hob. Extractor hood in stainless steel and glass canopy. Integrated fridge freezer, dishwasher. Part tiled walls. Marble effect ceramic tiled floor. Under unit lighting. PVC double glazed double doors leading to paved patio and rear garden.



**FIRST FLOOR**

**BEDROOM (1):  
10' 8" x 10' 7" (3.25m x 3.23m)**

**ENSUITE SHOWER ROOM:**

Quadrant shower cubicle. Thermostatic shower. Wash hand basin with mono style mixer tap. Close couple low flush WC. Chrome finish heated towel rail. Ceramic tiled floor.





**OUTSIDE**

Cul de sac setting. Small front garden with shrubs. Paver brick set driveway. Spacious and enclosed rear garden laid in lawn. Paved patio area. Outside tap and light.

**DETACHED BRICK GARAGE:  
19' 8" x 10' 0" (5.99m x 3.05m)**

Roller shutter door. Light and power. Plumbed for washing machine. Plaster finish internal walls and ceiling.



**BEDROOM (2):  
10' 7" x 9' 10" (3.23m x 3m)**

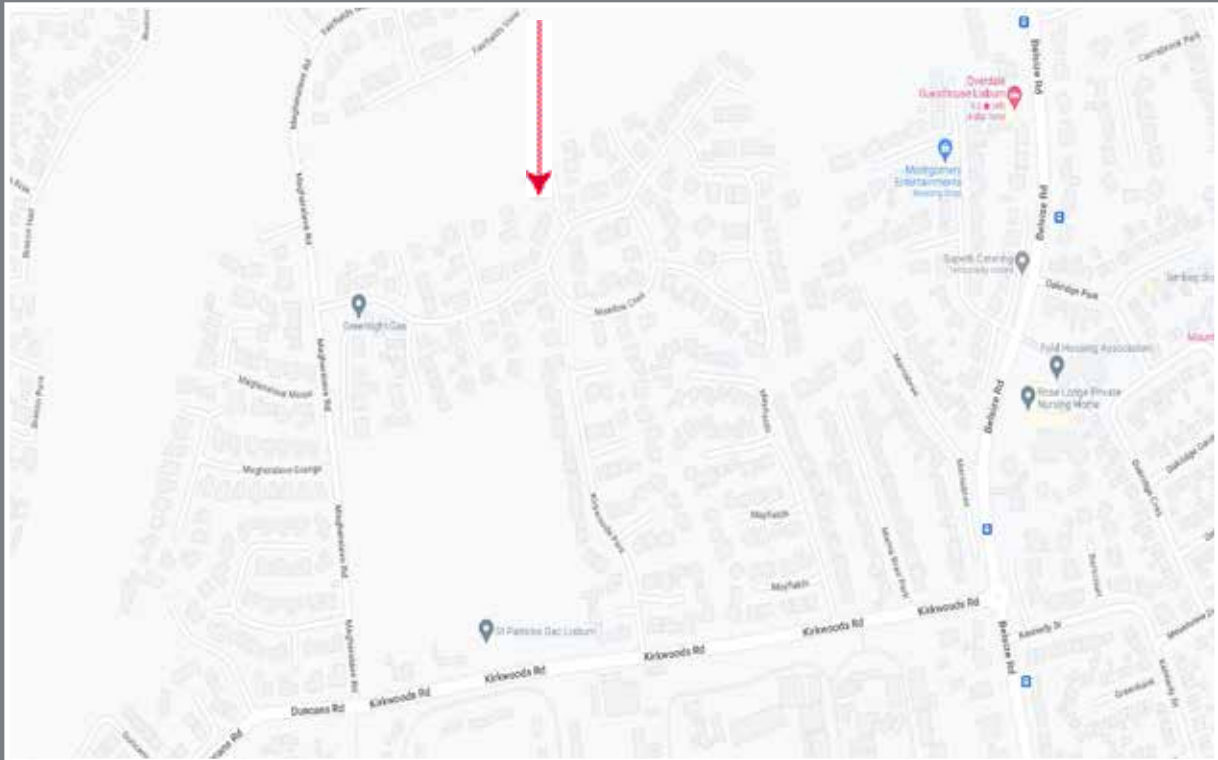
**BEDROOM (3):  
9' 0" x 7' 1" (2.74m x 2.16m)**

**BATHROOM:**

White suite. Panelled shower bath with glass shower screen. Mixer tap and thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush WC. Recessed spotlights. Chrome finish heated towel rail. Built in storage cupboard.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/C/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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