

**simonBRIEN**  
RESIDENTIAL

7 Ayrshire Gardens Terrace,  
Lisburn, BT28 2WN



Offers Over £225,000

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



#### KEY FEATURES

- Attractive Recently Built Spacious Semi-Detached In Popular Development
- High Specification And Turnkey Finish Throughout
- Spacious Lounge With Wood Panelled Walls
- Modern Fitted Kitchen With Integrated Appliances Open Plan To Dining Area With Double uPVC Doors Leading Outside
- Three Generous Bedrooms – Principal Bedroom With Ensuite Shower Room
- Ground Floor WC
- Luxury Family Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Driveway Parking For Multiple Vehicles
- Good Sized Fully Enclosed Rear Garden
- Host Of Amenities Close By Including Lisburn City Centre Only Minutes Away
- Offering That Much More & Ideal For A Wide Range Of Buyers

#### SUMMARY

Simon Brien Residential are delighted to offer this well presented three bedroom semi-detached home which is finished to an excellent standard throughout. Situated in the quiet residential area and recently built area of "Ayrshire Gardens" off the Brokerstown Road in Lisburn, the property has the ideal location with Lisburn City only a few minutes' drive away. The property is ideal for commuters with the M1, Belfast City and the International Airport being only a short drive away. There is also a host of local amenities and schools in the immediate area, making this an ideal purchase.

Internally, the accommodation comprises three generous bedrooms including a master with ensuite shower room, well-appointed lounge, kitchen/diner, family bathroom, guest WC and immaculate presentation throughout. The property has driveway parking for 2 vehicles and a good sized gardens.

Being in an area of high demand, this property really has to be viewed to appreciate all it has to offer.



#### GROUND FLOOR

Composite front door to Reception Hall.

#### RECEPTION HALL:

Ceramic tile flooring.



#### DOWNSTAIRS WC

Low flush WC, pedestal wash hand basin, extractor fan.



#### LOUNGE:

**14' 3" x 11' 9" (4.35m x 3.59m)**

Sold wood fire place with electric fire. Wood panelled walls.



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**KITCHEN/DINING AREA**  
18' 7" x 10' 7" (5.67m x 3.22m)

Ceramic tiled floor, range of high and low level units, integrated fridge freezer, under bench electric oven, 4 ring ceramic hob, stainless steel and glass extractor fan, integrated dishwasher, integrated washing machine, Worcester gas boiler, 1 1/2 stainless steel sink unit, double uPVC doors leading to patio, storage cupboard.

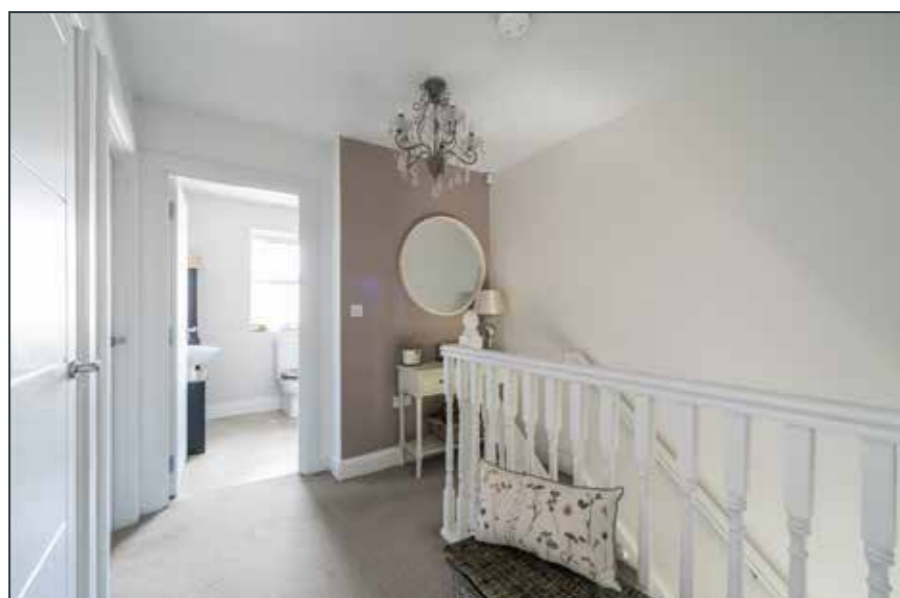


**MAIN BEDROOM**  
10' 3" x 9' 9" (3.12m x 2.97m)



**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle, ceramic tiled floor, low flush WC, pedestal wash hand basin, chrome heated towel rail, low voltage spot lighting, extractor fan.



**FIRST FLOOR**

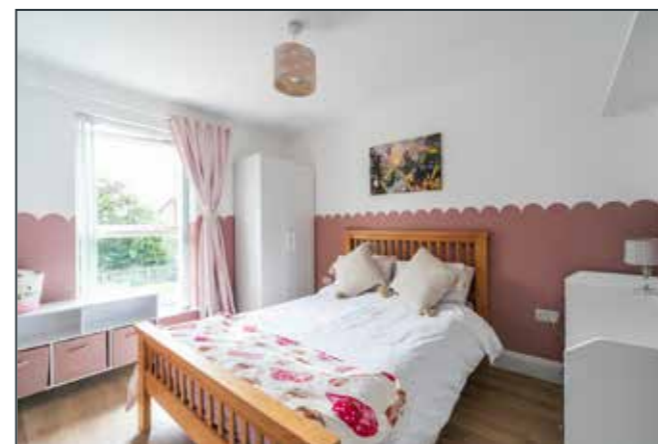
**LANDING:**

Shelved hotpress, access to roof space via pull down ladder.



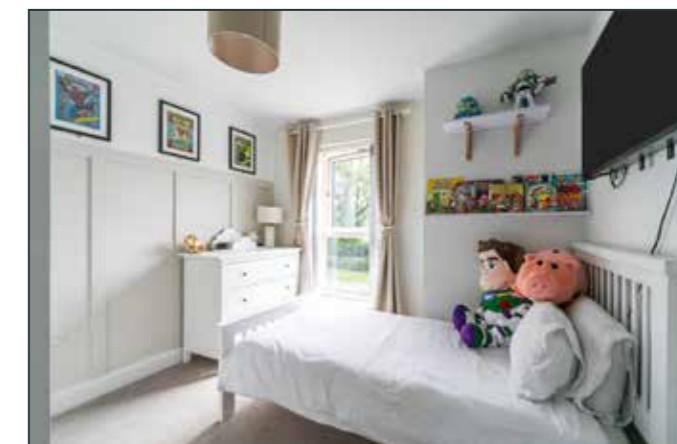
**BEDROOM (2):**  
11' 5" x 8' 6" (3.49m x 2.6m)

Laminate wood flooring.



**BEDROOM (3):**  
9' 8" x 9' 5" (2.95m x 2.88m)

Storage cupboard.





**BATHROOM:**

Ceramic tiled floor, low flush WC, pedestal wash hand basin, bath with shower above, tiled walls and glass shower screen, low voltage spot lighting and extractor fan.

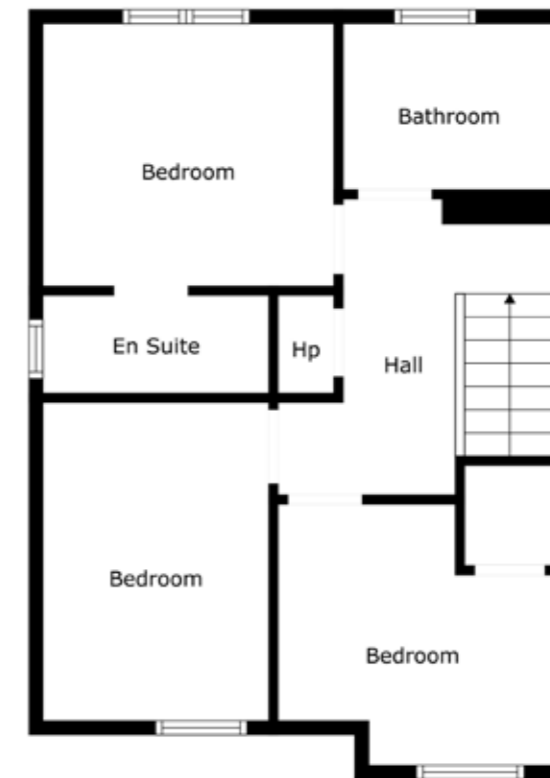


**OUTSIDE**

Tarmac driveway to the side, front garden in lawn with enclosed rear garden in lawn, extra wide paved patio and wooden decked seating area, outside tap and light.

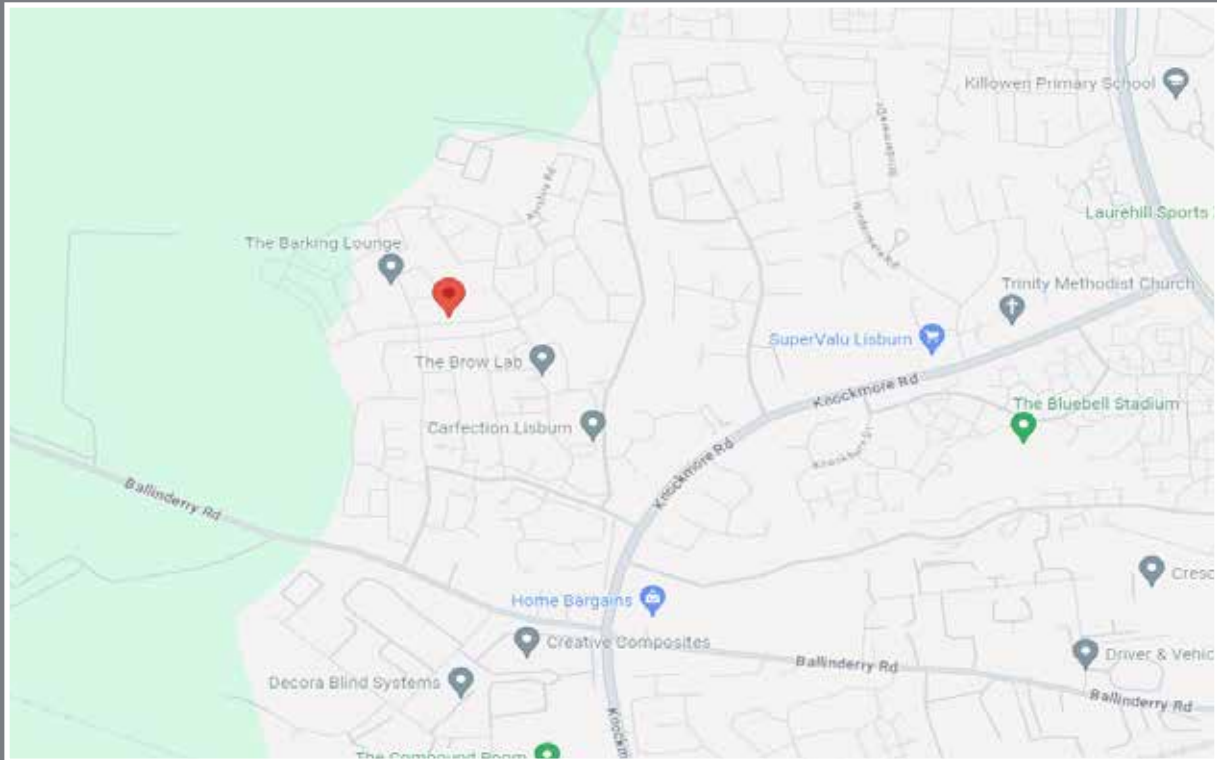


Floorplan is For Illustrative Purposes Only And is Not To Scale



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# 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/G/24/MB



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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