

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



16 MEADOW GREEN,  
MAGHERALAVE MEADOWS,

OFFERS OVER £224,950

An extraordinary extended semi-detached home superbly placed, commanding this superior setting and fronting onto well-maintained greenery within the extremely desirable and highly sought-after Magheralave Meadows development that is easily accessible to both Lisburn and Belfast, as well as arterial routes, schools, and transport links along with the motorway and Hilden railway station, to name a few!

This beautifully presented home enjoys a higher-than-average energy rating (EPC C-79) and well-appointed accommodation extending to around an impressive 1063 sq ft together with this peaceful residential location, and the fantastic accommodation is briefly outlined below.

Three good-sized bedrooms: the principal bedroom with a private, newly installed modern shower room, and bedroom 3 with contemporary built-in robes and dressing table. There is also a luxury white bathroom suite that has decorative up-graded tiling and a handy storage cupboard.

On the ground floor, access is provided via an upgraded composite front door that leads to a spacious and welcoming entrance hall as well as a bright and airy living room that has an attractive fireplace with a gas fire inset. In addition, there is a luxury fitted kitchen with a range of built-in appliances and an open plan dining area, which has access to an eye-catching extended sunroom, providing that much-desired second reception room, which is privately positioned to the rear of the home. There is also a handy WC located downstairs.

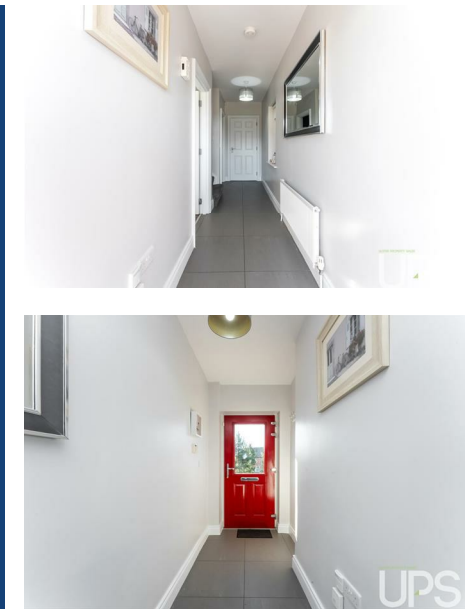
Other qualities include gas-fired central heating (with time and temperature zone control) as well as Upvc double glazing and off-road car parking with a brick paviour driveway, as well as a well-maintained, low-maintenance rear garden that has an outside tap.

A magnificent semi-detached that was only built around 2017 and enjoys this preferred residential location that is close to lots of amenities as well as the motorway network, leisure facilities, and beautiful parklands.



## Key Features

- Striking semi-detached home built in 2017 that is superbly placed fronting onto attractive greenery within this preferred residential location convenient to both Lisburn and Belfast.
- Two separate reception rooms to include an extended sun room superbly placed just off the kitchen as well as a bright and airy lounge that has a cosy gas fire.
- Luxurious white bathroom suite with decorative tiling, spotlights, and handy storage cupboard.
- Gas fired central heating / Fully double glazed / Higher-than-average energy rating (EPC C-79)
- Peaceful setting that enjoys accessibility to schools, shops, and transport links, as well as Hilden railway station and much more.
- Three good-sized bedrooms, principal bedroom with newly installed luxury en-suite shower room.
- Luxury fitted kitchen with range of built-in appliances open plan to dining space.
- Downstairs W.C.
- Low maintenance, enclosed rear garden with outdoor tap and off road car-parking to front with brick paviour driveway.
- Highly regarded development and we strongly recommend viewing for this special purchase!



### GROUND FLOOR

Up-graded composite front door to;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful tiled floor;

### DOWNSTAIRS W.C.

Low flush W.C, pedestal wash hand basin, chrome effect sanitary ware, beautiful tiled floor, extractor fan, cupboard housing gas boiler;

### LIVING ROOM

Attractive views over greenery, fire place with gas-fire inset;

### KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, stainless steel extractor fan, integrated dishwasher, integrated fridge/freezer, integrated washer/dryer, partially tiled walls, under-unit lighting, spotlights, beautiful tiled floor, open plan to dining area, access to;

### EXTENDED SUN ROOM

Beautiful tiled floor, spotlights, Upvc double glazed double doors leading to privately enclosed gardens;

### FIRST FLOOR

### PRINCIPAL BEDROOM 1

### NEWLY INSTALLED EN-SUITE SHOWER ROOM

Luxury newly installed shower room, large shower cubicle, thermostatically controlled shower unit, low flush w.c, wall-hung wash hand basin with storage, chrome effect sanitary ware, chrome effect towel warmer, partial Pvc wall panels, extractor fan, shelved storage cupboard, spotlights, extractor fan;

### BEDROOM 2

### BEDROOM 3

Built-in contemporary slide robes with dressing table/shelving;

### LUXURY WHITE BATHROOM SUITE

Bath, telephone hand shower, low flush W.C, 1/2 pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, contemporary partially tiled walls and floor, spotlights, extractor fan, excellent storage cupboard;

### OUTSIDE

Off road car-parking to front, brick paviour driveway. Privately enclosed, well-maintained and low-maintenance rear garden with raised flower bed and outdoor tap.

### ADDITIONAL INFO

A service charge of approximately £120.00 per annum is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is CSM 02890245999.











16, Meadow Green, LISBURN, BT28 3PB



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9060 5200.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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RENTAL DIVISION  
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028 9756 1155

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