



We are delighted to bring to the market this fantastically appointed three bedroom semi-detached property positioned in a popular residential development within striking distance of Lisburn City Centre. Of recent construction and providing fixtures and fittings to the highest standard throughout, 44 Blaris Meadows provides a superb blank canvas with nothing needing done apart from simply moving in.

This sought after address offers ease of access for the city commuter and is ideally positioned on the outskirts of Lisburn City Centre with a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools and has excellent transport links to Belfast City Centre and Hillsborough Village.

In short, the property comprises of a spacious entrance hall, separate front lounge with multi-fuel stove, downstairs WC, open plan kitchen diner with fitted kitchen, three well-appointed bedrooms, main bedroom with en-suite shower room, separate family bathroom with modern white suite and a part floored roof space providing excellent additional storage.

The property further benefits from triple glazing throughout, gas fired central heating, tarmac driveway with ample private off-street parking, front garden laid in lawns and a private rear garden with corner site and southerly aspect providing additional outdoor entertaining space.

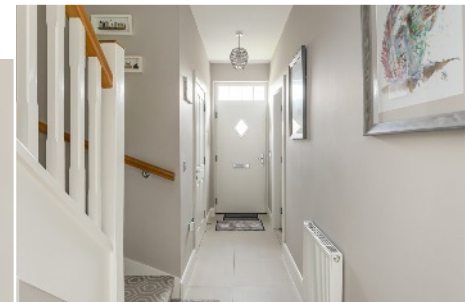
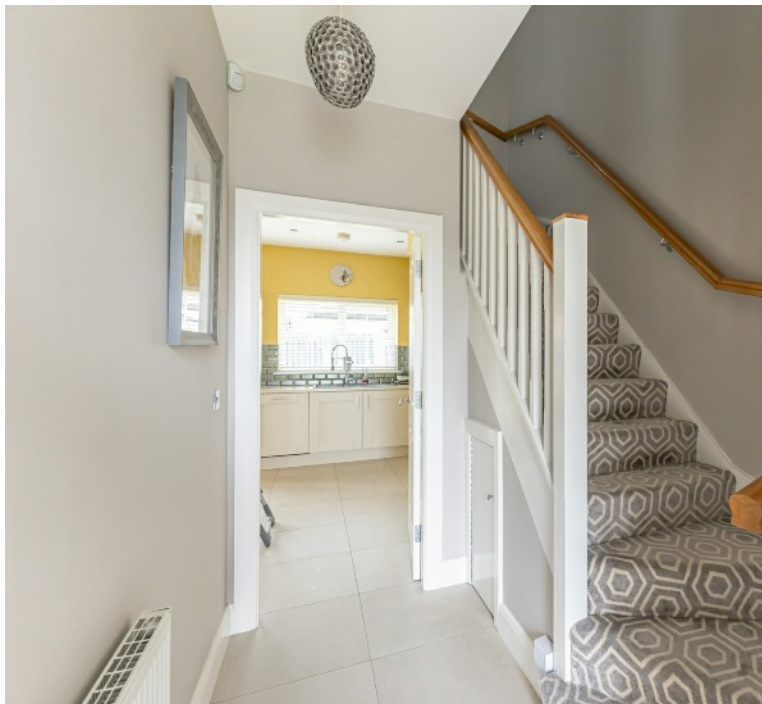
Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around
£249,950

44 Blaris Meadows,
LISBURN,
BT27 5WN

Viewing by
appointment with
& through agent
028 9266 1700

- Superbly Presented Three Bedroom Semi Detached in the Popular Blaris Meadows, Lisburn
- Prime Corner Site Overlooking a Communal Green Area to the Front
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Separate Front Reception Room with Multi-Fuel Stove
- Downstairs WC and Cloaks Area
- Open Plan Kitchen Diner with Fitted Kitchen and Ample Space for Casual Dining
- Kitchen with Range of Built in Units and Appliances
- Three Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Family Bathroom with Modern White Suite
- Part Floored Roof Space Providing Excellent Additional Storage
- Tarmac Driveway with Private Off Street Parking and Front Garden Laid in Lawns
- Enclosed Private Rear Garden with Southerly Aspect
- Gas Fired Central Heating
- UPVC Triple Glazing Throughout
- Superb Energy Rating with Low Running Costs and Low Maintenance
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Composite front door with glass inset and glass top light to . . .

RECEPTION HALL: Understairs storage and porcelain tiled floor.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, half pedestal wash hand basin with chrome mixer tap and tiled splash back, porcelain tiled floor, extractor fan and frosted glass window.

LIVING ROOM: 17' 6" x 11' 9" (5.33m x 3.58m) (at widest points, into square bay window). Outlook to front, cast iron multi-fuel stove with granite hearth and wooden sleeper mantlepiece.



KITCHEN/DINER: 19' 3" x 12' 7" (5.87m x 3.84m) (at widest points). Bespoke fully fitted kitchen with range of high and low level units, laminate worktops, inset sink with side drainer and chrome mixer tap with attachments, built-in dishwasher, four ring gas hob with extractor fan and tiled splash back, built-in oven and grill, built-in fridge freezer, additional storage/larder cupboard, access to Vokera gas boiler, porcelain tiled floor. Ample space for casual dining. Low voltage recessed spotlights, uPVC double glazed French doors to rear garden.



Telephone 028 9266 1700
www.templetonrobinson.com



First Floor

LANDING: Built-in hotpress with built-in shelving. Access to fully floored roofspace via Slingsby ladder with Velux window and light.



BEDROOM (1): 13' 3" x 11' 0" (4.04m x 3.35m) (at widest points). Outlook to front.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, half pedestal wash hand basin with chrome mixer tap, part tiled walls, tiled floor, chrome heated towel rail, corner shower unit with glass sliding door, shower with thermostatic control valve, telephone rainfall shower head, frosted glass window, extractor fan.



BEDROOM (2): 12' 0" x 11' 0" (3.66m x 3.35m) (at widest points). Outlook to rear.



BEDROOM (3): 9' 8" x 8' 2" (2.95m x 2.49m) (at widest points). Outlook to front, built-in Sliderobes.



FAMILY BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splash back, panelled bath with chrome mixer tap and telephone attachment, part tiled walls, tiled floor, chrome heated towel rail, low voltage recessed spotlights, frosted glass window, extractor fan.



Outside

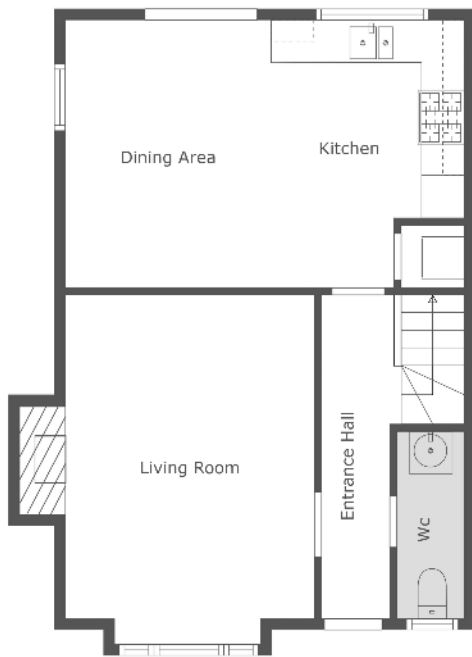
Front garden laid in lawn with sweeping driveway with parking for several cars.

Extensive and enclosed rear garden with southerly aspect, access gate to side, part laid in lawn, part in patio, paved path, outside light, bin storage.

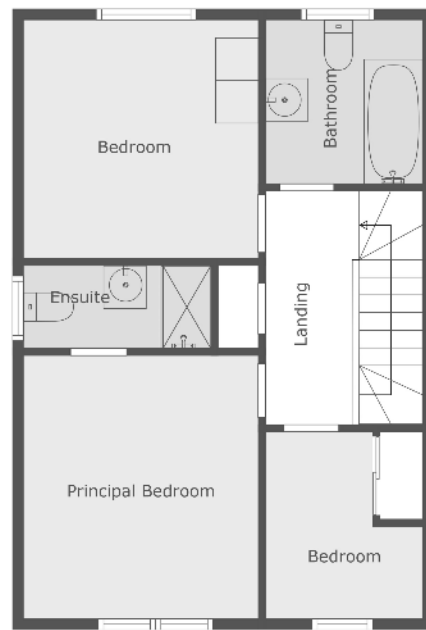


Location:

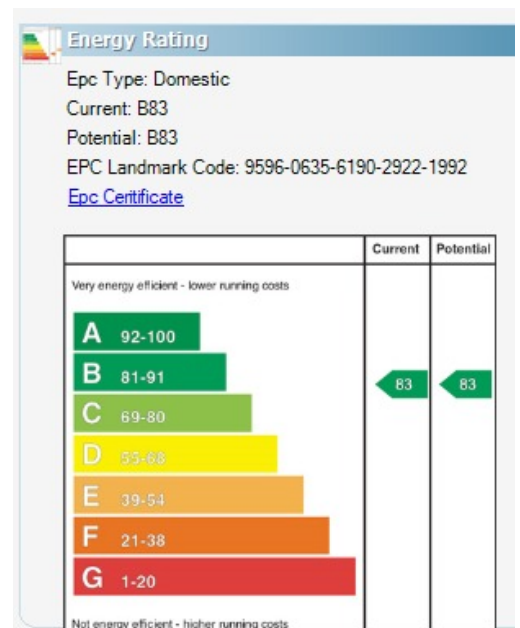
44 Blaris Meadows is located off Blaris Road, Lisburn.



Floor 1



Floor 2



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 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
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