



40 AYRSHIRE GARDENS, LISBURN, BT28 2EL



A most extraordinary end town house that benefits from a south-facing position and is perfectly set tucked away within this extremely desirable residential location that enjoys proximity to an abundance of amenities in both Lisburn and Belfast, as well as arterial routes and the motorway network, to name a few!

This home, which was constructed around 4 years ago, benefits from being very energy efficient (EPC B-83) and is offered for sale chain-free. The stylish and modern living extends to an impressive 932 sq ft and is briefly outlined below.

Three good-sized bedrooms, a principal bedroom with a dressing area, and a luxury white bathroom suite with a separate shower cubicle complete the first-floor living.

On the ground floor there is a welcoming entrance porch that leads to a good-sized living room and a luxury upgraded fitted kitchen with a range of built-in appliances and is open plan to a dining/entertaining area with a handy located downstairs W.C.

There is also off-road parking and a well-maintained front garden, along with a low-maintenance, upgraded, south-facing, privately enclosed flagged garden with an outdoor tap.

Other qualities include gas-fired central heating with time and temperature zone control and high-performance glazing, as well as a fresh, fashionable finish throughout.

Viewing comes strongly recommended for this magnificent home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		83	83
EU Directive 2002/91/EC			

OFFERS AROUND £189,950

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Key Features

- Extraordinary end-town house that benefits from a south-facing position and a higher than average energy rating (EPC B-83)
- Three good-sized bedrooms, principal bedroom with a dressing area.
- Luxury white bathroom suite with separate shower cubicle.
- Good sized living room.
- Luxury upgraded fitted kitchen with a range of built-in appliances and open plan to dining/entertaining area.
- Downstairs w.c.
- Off-road parking and well-maintained front garden/low maintenance, upgraded, south-facing, privately enclosed, flagged rear garden.
- Gas fired central heating system with time and temperature zone control / high performance glazing.
- Superb location that is in constant demand and has accessibility to lots of amenities in Lisburn and Belfast, as well as arterial routes and the motorway network.
- Early viewing is recommended for this stylish modern home constructed only 4 years ago.





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Beautiful tiled floor.

LIVING ROOM

15'7 x 13'1
Spotlights.

LUXURY KITCHEN / DINING AREA

16'3 x 12'8
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, integrated dishwasher, integrated fridge and freezer, built-in hob and underoven, stainless steel extractor fan, under unit lighting, spotlights, beautiful tiled floor, open plan to dining space, Upvc double glazed door to rear.

FIRST FLOOR

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, beautiful tiled floor, extractor fan.

LANDING

Storage cupboard.

BEDROOM 1

12'10 x 9'7

BEDROOM 2

12'7 x 10'7
Access to roofspace.

BEDROOM 3

9'8 x 7'9
Built-in robe.

WHITE BATHROOM SUITE

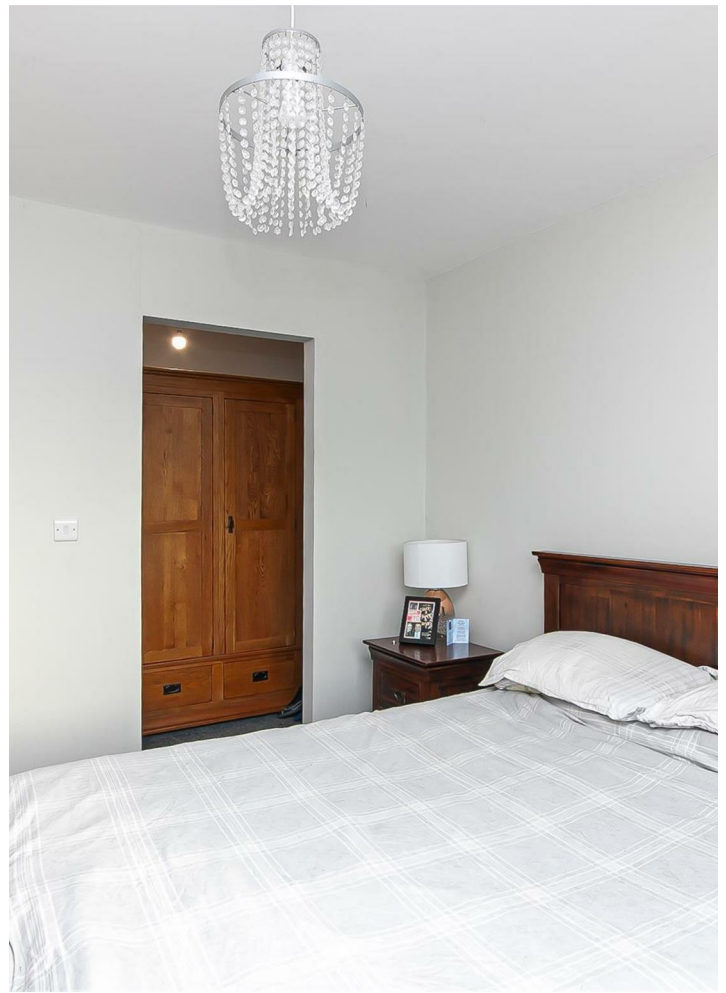
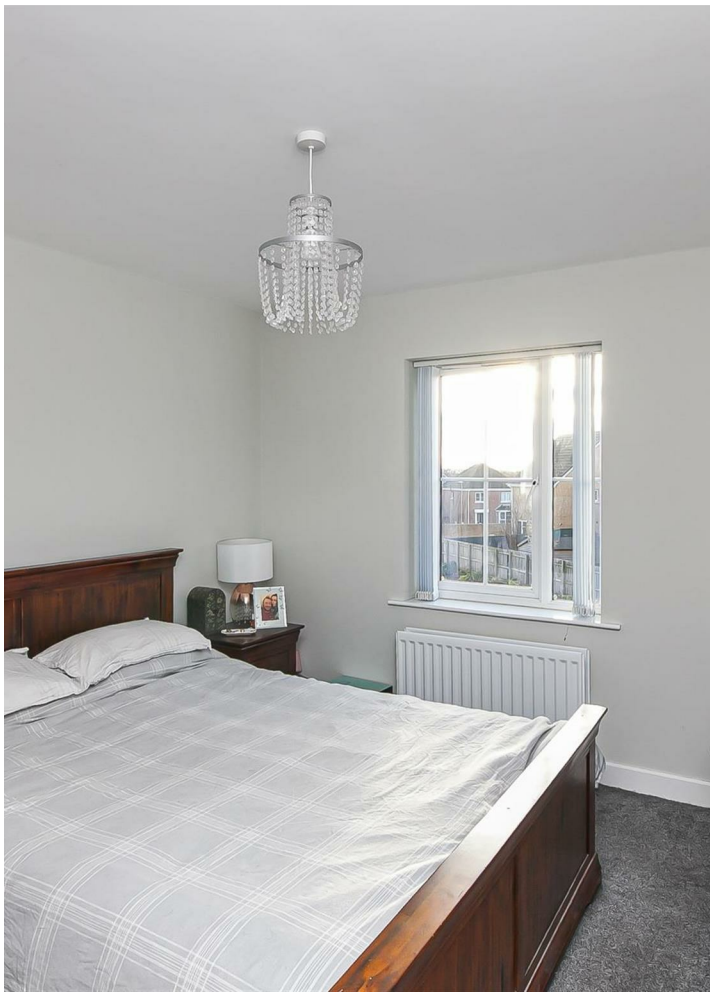
Bath, telephone hand shower, separate shower cubicle, thermostatically controlled shower unit, low fluxh w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, tiled floor, partially tiled walls, extractor fan.

OUTSIDE

South facing, large, enclosed, flagged garden, outdoor tap, off road carparking, well maintained front garden.

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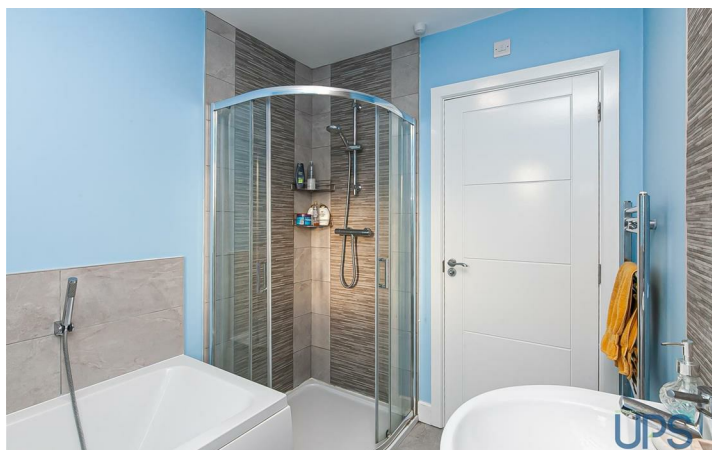








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Questions you may have.

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 Andersonstown on .

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. 18217583

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.

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