



12b SAINTFIELD MEWS, LISBURN, BT27 5SU



- A Spacious And Well Presented First Floor Apartment Within This Highly Desirable Location Close To Local Shops, Lisburn City Centre And M1 Motorway Link To Belfast And Sprucefield
- Lounge With Laminated Timber Floor And Bay Window
- Open Plan Kitchen And Dining Area
- Two Bedrooms (One With Shower Room En Suite)
- Spacious Bathroom With Bath And Shower Cubicle
- Gas Fired Central Heating System
- PVC Double Glazed Windows

PRICE: OFFERS IN THE REGION OF £109,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B83

REF:HG030125DLCG

- Excellent B83 Energy Efficiency Rating For Reduced Running Costs
- An excellent opportunity to acquire one of these ever popular apartments within this convenient location. The property has been newly decorated throughout and will make an excellent starter home, we strongly recommend early viewing.

ACCOMMODATION:

Measurements are approximate.

ENTRANCE HALL:

Laminated timber floor. Built in cloaks storage cupboard.

LOUNGE:

4.02m (13'2") x 3.26m (10'8")

Measurements taken into bay window. Laminated timber floor. Open plan to dining area and kitchen.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

4.11m (13'6") x 2.71m (8'11")

Range of high and low level units. Laminated work surfaces. Single drainer stainless steel sink unit. Monostyle mixer tap. Integrated oven and gas hob. Concealed extractor hood. Plumbed for washing machine. Integrated fridge freezer. Built in cupboard with gas fired combi boiler. Recessed spotlights. Laminated timber floor.



BEDROOM (1):

3.23m (10'7") x 2.75m (9'0")

Laminated timber floor.



SHOWER ROOM ENSUITE:

Shower cubicle. Mira sport electric shower. Pedestal wash hand basin. Close couple low flush w.c. Tiled floor. Part tiled walls.



BEDROOM (2):

3.61m (11'10") x 2.71m (8'11")

Laminated timber floor.



SPACIOUS BATHROOM:

White suite. Panelled bath. Large shower cubicle. Mira thermostatic shower. Pedestal wash hand basin. Close couple low flush WC. Tiled floor. Part tiled walls.



OUTSIDE:

Communal car parking.

TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £870

SERVICE CHARGE:

A service charge of £62.50 per month (at present) is payable to cover maintenance to communal areas, window cleaning and block insurance, we recommend the purchaser and their solicitor confirm the cost and inclusions.



DIRECTIONS:

From Lisburn proceed along Sloan Street and continue into Saintfield Road, Saintfield Mews is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



12B Saintfield Mews Lisburn

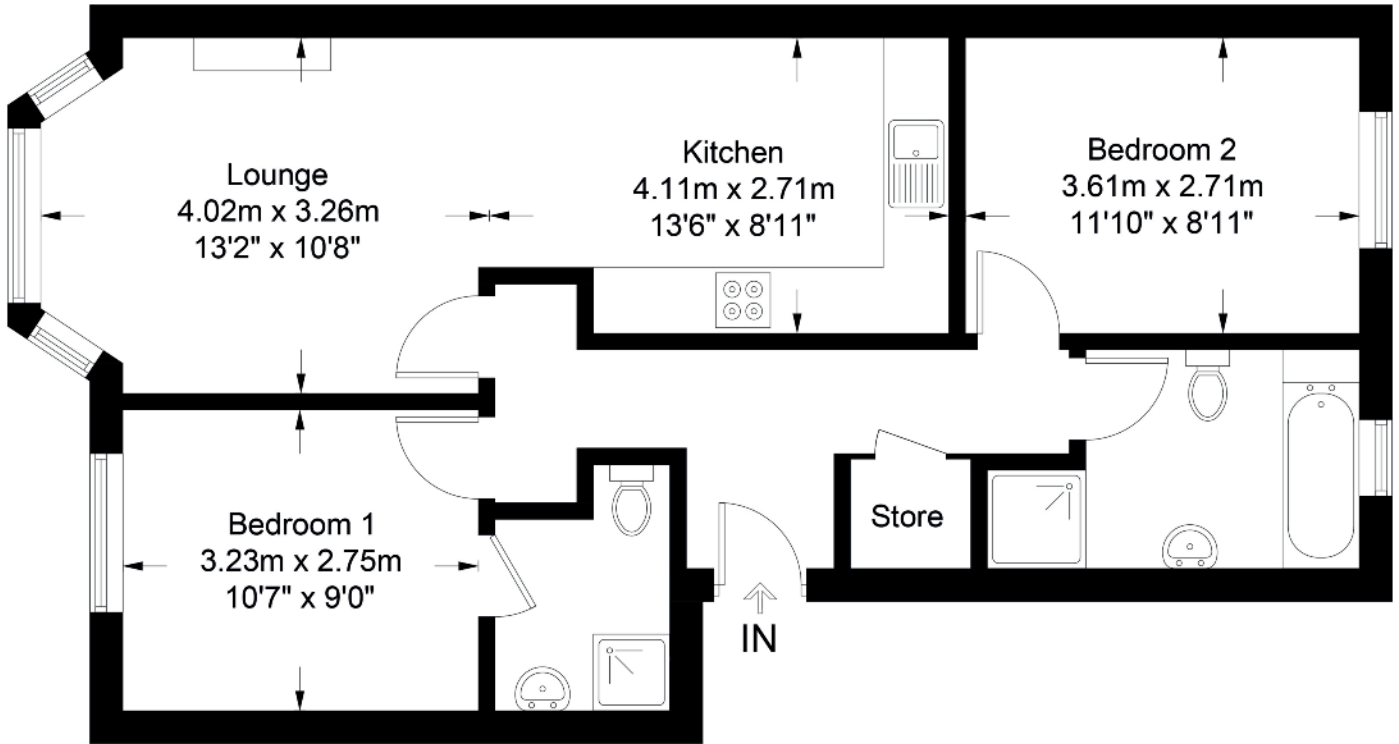


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1156126)

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		

VALUATION SERVICE

We can arrange a *FREE* pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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