



## 11 SYCAMORE MEWS, LISBURN, BT28 2ZL

- An Exceptionally Well Presented Town House Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With PVC Double Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Open Plan Lounge/Dining Area With Oak Effect Laminated Timber Floor
- Open Plan Kitchen With Integrated Appliances
- Four Bedrooms With Built In Robes With Sliding Doors And Fitted Interior (One With Shower Room En Suite)
- Tiled Bathroom With White Suite
- Part Floored Roofspace With Aluminium Sliding Ladder

**PRICE: OFFERS IN THE REGION OF £209,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C78**

**REF: DL310125SR**

- Enclosed Rear Patio Garden With Patio Area And Area With Artificial Grass
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- Excellent C78 Energy Rating For Lower Running Costs

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC double glazed entrance door. Store with Worcester gas fired boiler. Storage under stairs plumbed for washing machine. Tiled floor.

### CLOAKROOM:

Low flush suite. Close couple low flush wc. Semi pedestal washing hand basin with mono style mixer tap and tiled splashback. Tiled floor.

### OPEN PLAN LOUNGE/DINING AREA: 27' 0" x 10' 9" (8.24m x 3.27m)

Oak effect laminated timber floor. PVC double glazed door to rear. Open plan to kitchen.



### OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES: 9' 9" x 6' 7" (2.98m x 2.00m)

Range of high and low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven and hob. Extractor unit in stainless steel and glass canopy. Plumber for dishwasher. Integrated fridge. Integrated freezer. Part tiled walls. Tiled floor. Open plan to lounge/dining area.



## FIRST FLOOR LANDING:

Store.

## BEDROOM (3): 14' 5" x 10' 10" (4.40m x 3.29m)

Built in robes with sliding doors and fitted interior.



## BEDROOM (4): 10' 10" x 10' 2" (3.29m x 3.09m)

Built in robes with sliding doors and fitted interior.

## TILED BATHROOM:

White suite. Panelled bath with centre mount mixer tap and shower attachment. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor.



## SECOND FLOOR LANDING:

Velux roof window.

## BEDROOM (1): 14' 7" x 10' 10" (4.45m x 3.30m)

Built in robes with sliding doors and fitted interior.



## SHOWER ROOM EN SUITE:

Quadrant shower cubicle with thermostatic shower and PVC panelled walls. Drencher head. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.



## BEDROOM (2): 15' 11" x 9' 11" (4.86m x 3.03m)

Measurements taken to widest points. Two built in robes with sliding doors and fitted interior.



**ROOFSpace:** Part floored. Aluminium sliding ladder.

## OUTSIDE

Enclosed rear patio garden with patio area and area with artificial grass. Outside tap and light. Garden shed.

## DIRECTIONS

From Knockmore Road turn onto Brokerstown Road. Continue forward onto Sycamore Mews. Number 11 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.



**TENURE:**

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

**RATES PAYABLE:**

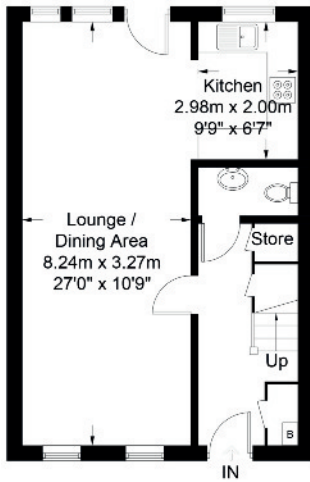
For period April 2024 to March 2025 £1,174.50

**SERVICE CHARGE:**

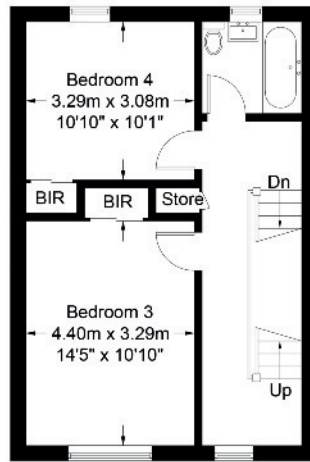
A service charge of approximately £45 per month (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



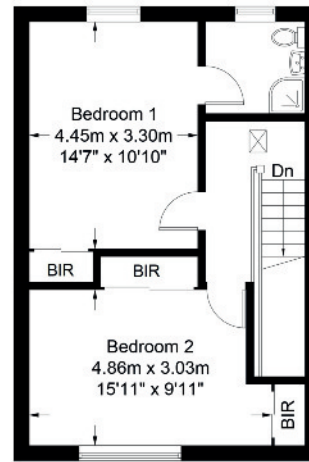
11 Sycamore Mews



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUketch.com © 2019 (ID593323)

## 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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