



14 Sycamore Mews offers a superb opportunity to acquire a spacious four bedroom three storey mid-townhouse ideally positioned just off the Ballinderry Road, Lisburn. Maintained to a great standard throughout by the current owners, number 14 provides a superb blank canvas with nothing needing done apart from simply moving in.

This address offers ease of access for the city commuter and is ideally positioned between Belfast and Lisburn with a range of local amenities including many popular restaurants, shops and sports facilities. The property lies within the catchment area to a range of the country's most prestigious schools.

The ground floor of the property comprises of a reception hall with downstairs WC and additional built in storage, L-Shaped kitchen living dining space with fitted kitchen providing a range of built in units and appliances and access to the rear garden. The first and second floor of the property provides four well-appointed bedrooms, main bedroom with fantastic en-suite shower room, separate family bathroom with modern white suite and additional built in storage throughout.

The property further benefits from double glazing throughout, gas fired central heating, an enclosed rear garden laid in lawns with patio area and residents parking to the rear. With no onward chain, early viewing is highly recommended to appreciate all this fantastic property has to offer.

Offers Over
£199,950

14 Sycamore Mews,
Woodbrook,
LISBURN,
BT28 2ZL

Viewing by
appointment with
& through agent
028 9266 1700



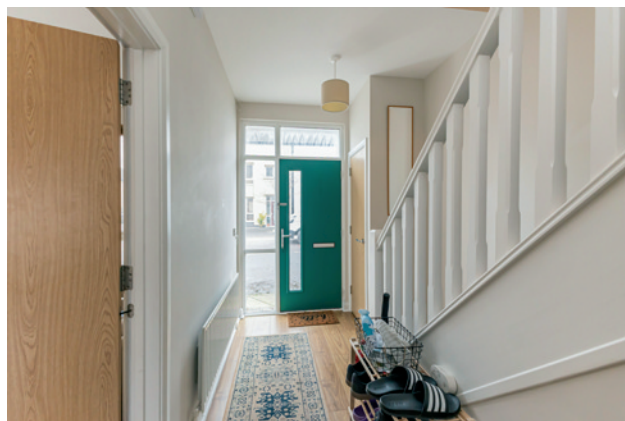
- Well Appointed Four Bedroom Townhouse in the Popular Sycamore Mews Development, Lisburn
- Close to Local Leading Schools and Belfast International Airport
- Positioned Just off the Ballinderry Road Providing Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Malone Golf Club and Lisburn Golf Club
- Reception Hall with Downstairs WC and Built in Storage
- Open Plan Kitchen Dining Living Space with Fitted Kitchen and Ample Space for Casual Dining
- Four Well Appointed Bedrooms Over Two Floors, Main Bedroom with En-Suite Shower Room
- Generous Additional Storage Built in Throughout
- Separate Family Bathroom with Modern White Suite
- Enclosed Low Maintenance Rear Garden with Patio Area
- Gas Fired Central Heating and Double Glazing Throughout
- No Onward Chain
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

Double glazed front door with glass inset, glass side light and glass top light to:

RECEPTION HALL: Laminate wood effect flooring, under stairs storage cupboard. Additional storage cupboard with access to Worcester Bosch gas boiler.



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

L-SHAPED KITCHEN/LIVING/DINING SPACE: 27' 2" x 18' 3" (8.28m x 5.56m) (at widest points). Outlook to front and rear. Laminate wood effect flooring. Fitted kitchen with range of high and low level units, laminate worktops, stainless steel sink unit with side drainer and chrome taps, built-in four ring ceramic hob with stainless steel extractor fan and stainless steel splashback. Integrated





First Floor

LANDING: Picture window. Hotpress with built-in shelving.



FAMILY BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with half pedestal and chrome mixer tap, panelled bath with chrome mixer tap and telephone attachment. Full tiled walls, tiled floor. Chrome heated towel rail, extractor fan. Frosted glass window.



BEDROOM (2): 11' 0" x 10' 0" (3.35m x 3.05m) (at widest points). Outlook to rear. Built-in robes with sliding doors.



PRINCIPAL BEDROOM: 14' 5" x 11' 0" (4.39m x 3.35m) (at widest points). Outlook to front. Built-in robes with sliding doors.



Second Floor

LANDING: Velux window. Access hatch to roofspace.

BEDROOM (3): 16' 3" x 10' 4" (4.95m x 3.15m) (at widest points). Outlook to front. Double built-in robes with sliding doors.



BEDROOM (4): 14' 5" x 11' 0" (4.39m x 3.35m) (at widest points). Outlook to rear. Built-in robes with sliding doors.



ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, corner shower unit with glass sliding door. Cladded shower enclosure with chrome thermostatic control valve and telephone attachment. Fully tiled walls, tiled floor. Frosted glass window. Extractor fan.

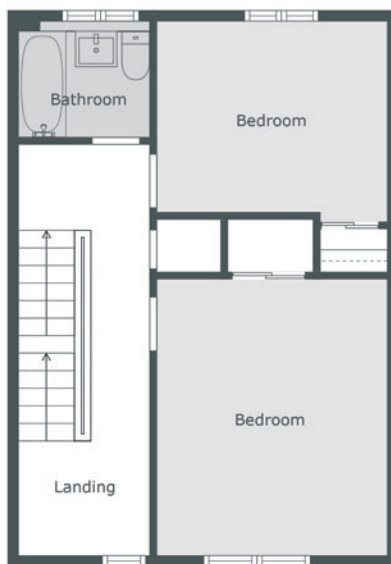


Outside

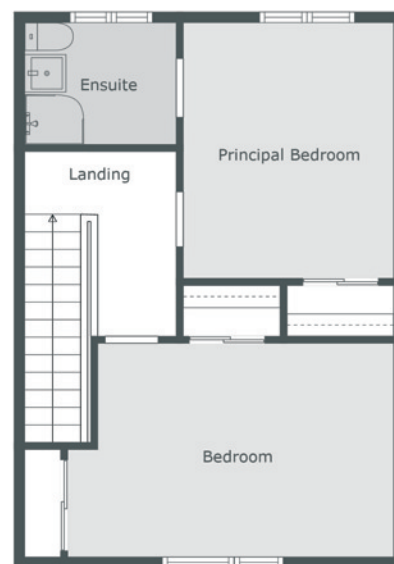
Enclosed rear garden, part patio, part laid in lawns. Further access gate to rear.



Floor 1



Floor 2



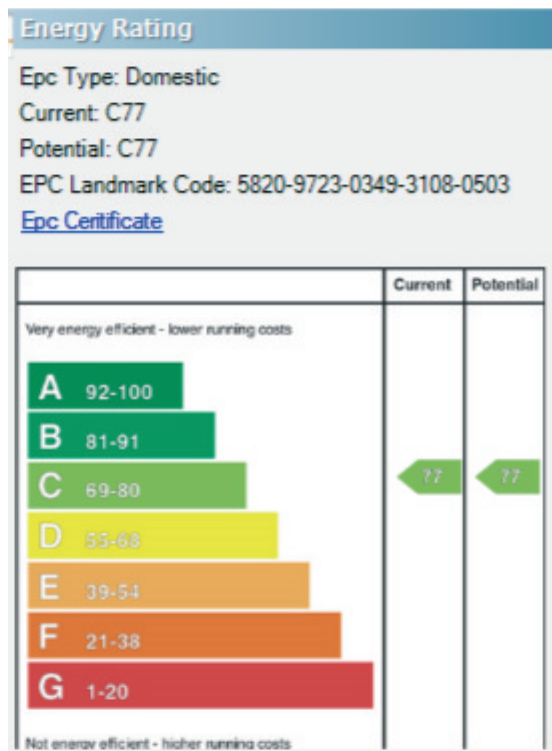
Floor 3

Location:

Travelling along the Ballinderry Road away from Lisburn go straight across the junction at the Knockmore Road. Take the first right in to Woodbrook Avenue and second right in to Sycamore Mews.

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