

GERARD MCCLINTON
ESTATE AGENT

HILLSBOROUGH ROAD MEWS

1 Hillsborough Road Mews, Lisburn, BT28 1FS

Offers in the region of £164,950



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- Modern 2017 Build, Top Floor Apartment In Highly Sought After Development
- Large Open Plan Living Area Opening Onto Kitchen
- Contemporary Bathroom With Bath & Thermostatic Shower
- Superbly Convenient Location - Close to Sprucefield, M1, Lagan Valley Hospital & Lisburn Omniplex
- 2 Bedrooms - Master with En Suite Shower Room
- Modern Fitted Units with Range of Integrated Appliances
- Gas Heating & Double Glazing
- Private Residents Car Parking

I am thrilled to present for sale this beautiful top floor apartment located in the exclusive Hillsborough Road Mews development in Lisburn. This delightful residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern and conveniently located home.

Upon entering, you will find a spacious open plan living area that serves as the heart of the apartment. This inviting space opens up onto the modern kitchen which is fitted with a range of integrated appliances for your convenience and is perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise natural light, creating a bright and airy environment.

The apartment features two well-proportioned bedrooms. The master bedroom benefits from a contemporary en suite shower room. These rooms are versatile and can easily accommodate various furniture arrangements, catering to your personal style and needs. The modern bathroom is equipped with bath and thermostatic shower over. Outside, you have residents car parking with allocated spaces and additional visitor spaces along with communal garden.

Situated in a desirable location, this property benefits from easy access to local amenities, including the Lagan Valley Hospital, M1, Sprucefield Shopping Complex, Hillsborough and Belfast. Lisburn Centre is also minutes away offering the new owners an abundance of cafes, shops and restaurants. For those that are more active, Lisburn Leisure Centre & Omniplex is also minutes away, making it a convenient choice for everyday living. This development is known for its friendly community.

In summary, this apartment on Hillsborough Road Mews presents an excellent opportunity for those looking to settle in Lisburn. With its appealing features and prime location, it is a property not to be missed. We invite you to come and experience the charm of this lovely apartment for yourself.

Service Charge £87 per month



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Ground Floor

Apartment Entrance Hall

Open Plan Living Dining Kitchen

21'11" x 14'1" (6.7 x 4.3)

Master Bedroom

13'5" x 10'9" (4.1 x 3.3)

En Suite Shower Room

7'2" x 5'8" (2.2 x 1.75)

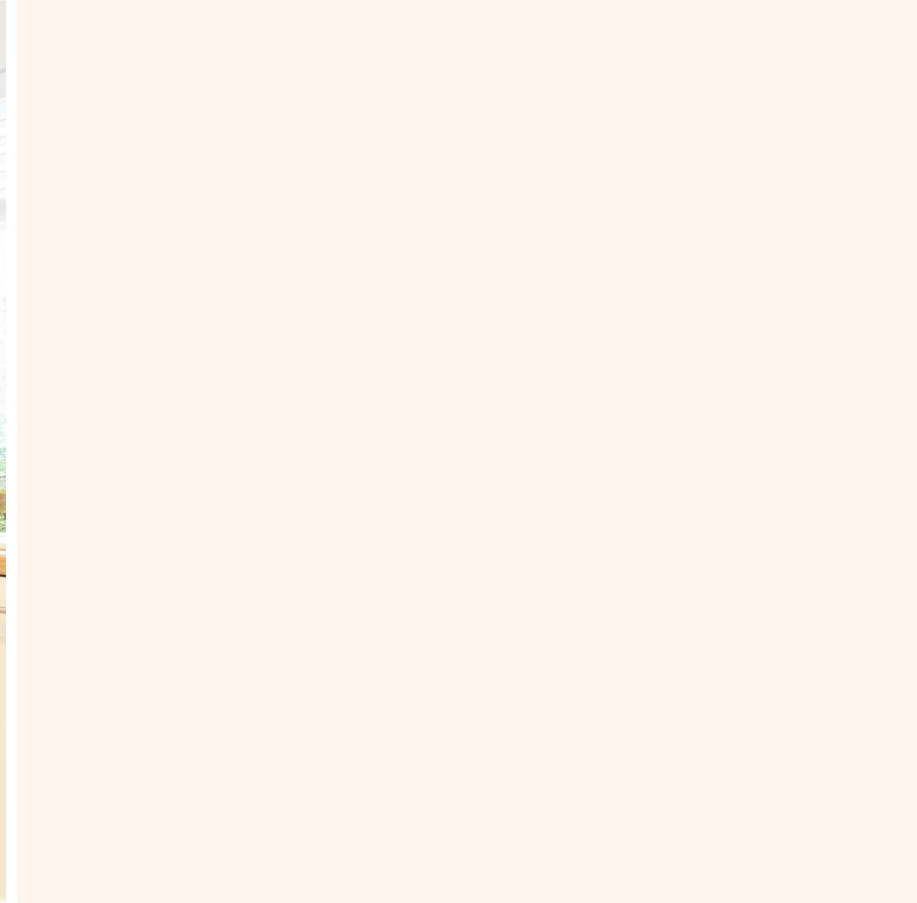
Bedroom 2

11'9" x 9'6" (3.6 x 2.9)

Bathroom

8'2" x 6'2" (2.5 x 1.9)

Outside



Directions





Floor Plans



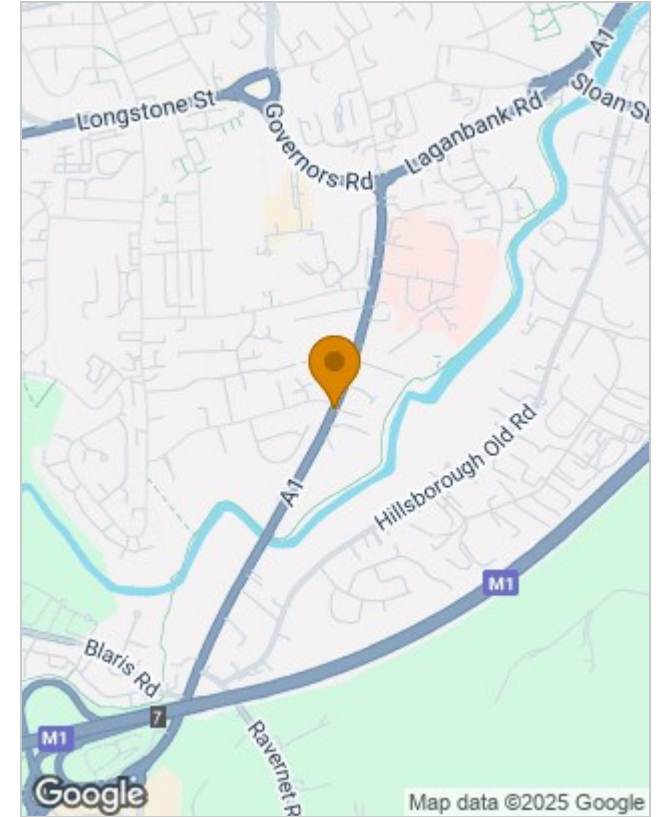
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: info@gerardmcclinton.co.uk <https://www.gerardmcclinton.co.uk>

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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		EU Directive 2002/91/EC	