



Blaris Meadows,

**Offers in the region of  
£207,500**



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## Blaris Meadows, Lisburn, County Antrim

### Offers in the region of £207,500

A desirable/ modern and most highly presented semi-detached villa situated just off the Blaris Road with convenience to Sprucefield, the M1 motorway network to further afield and Lisburn itself. Reception hall leading to drawing room with feature fireplace with multi-field stove, separate cloaks Wc, a stunning fitted kitchen with integrated appliances open plan to a casual dining area, door to rear enclosed and private/ level gardens, laid in lawns. First floor consists of three bedrooms, deluxe family bathroom plus en-suite off master. Gas fired heating and double glazing throughout, enclosed rear gardens with front gardens in lawns. Block pavior driveway/ ample car parking to side. Of particular note, this property is most convenient to Sprucefield shops and park and ride via a pedestrian walk way as well as excellent access to the popular Lagan Tow path, Well finished within by current owners, we suggest immediate viewing for this fine home.

#### RECEPTION HALL

Composite front door, tiled flooring, under stairs storage.

#### DRAWING ROOM

3.54m x 4.91m (11'8" x 16'1")

Feature fireplace with multi-fuel stove, granite hearth. Feature panelled feature on walls.

#### MODERN KITCHEN

3.36m x 5.64m (11'0" x 18'6")

Exceptional range of modern fitted high and low level cabinets, laminate work tops, part subway tiled walls, built-in gas hob and electric oven, inlaid sink unit, mixer tap, integrated dishwasher/ plumed for washer/ dryer, built-in fridge/ freezer, gas fired boiler cupboard, feature down lighter lighting.

#### OPEN PLAN TO CAUSAL DINING AREA

Tiled flooring open to kitchen, door to rear.



For full EPC please contact the branch

#### FIRST FLOOR LANDING

Built-in hot press.

#### MASTER BEDROOM

3.24m x 4.26m (10'8" x 14'0")

#### EN-SUITE SHOWER ROOM

Separate shower cubicle with controlled shower unit, low level Wc, wash hand basin, chrome towel rail, tiled flooring, part tiled walls, extractor fan.

#### BEDROOM 2

2.85m x 3.36m (9'4" x 11'0")

#### BEDROOM 3

2.16m x 2.93m (7'1" x 9'8")

#### FAMILY BATHROOM

White deluxe suite comprising panelled bath, wash hand basin, low level Wc, wall and floor tiling, chrome towel rail.

#### OUTSIDE

Neat lawns to front, block pavior driveway/ car parking to side.

#### ENCLOSED AND PRIVATE TO REAR

Laid in neat lawns, part paved patio.

#### CONVENIENT TO SPRUCEFIELD

#### EPC

#### FLOOR PLANS



