



Blaris Meadows,

**Offers in the region of
£207,500**



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Blaris Meadows, Lisburn, County Antrim

Offers in the region of £207,500

An ever appealing semi-detached villa situated in this most desirable and sought after location just off the Blaris Road within a close proximity to Sprucefield shopping centre, the M1 Motorway and Lagan Tow path all within walking distance. Spacious accommodation comprises entrance hall, downstairs Wc, modern fitted kitchen/ dining area, three bedrooms plus family bathroom plus en-suite off master. Gas fired heating and triple glazing throughout, driveway/ car parking to side and enclosed and private rear gardens. Well presented within, we suggest those interested parties not to delay as recent sales in this area have proven very successful.

RECEPTION HALL

Tiled flooring, fitted zoned alarm system.

CLOAKROOM/WC

Low level Wc, wash hand basin.

LOUNGE

4.95m x 3.48m (16'3" x 11'5")
Feature fireplace with stove inset

KITCHEN / DINING ROOM

5.66m x 2.54m (18'7" x 8'4")
Modern fitted range of high and low level cabinets, laminate work tops, gas hob and electric oven, integrated dishwasher and fridge/ freezer, plumbed for washing machine, gas fired boiler, single drainer stainless steel sink unit, mixer tap, wall and floor tiling. Door to rear gardens.

FIRST FLOOR LANDING

MASTER BEDROOM

4.29m x 3.25m (14'1" x 10'8")



For full EPC please contact the branch

EN-SUITE SHOWER ROOM

Separate shower cubicle with controlled shower unit, wash hand basin, low level Wc, wall and floor tiling.

BEDROOM 2

3.35m x 2.82m (11'0" x 9'3")

BEDROOM 3

2.84m x 1.63m (9'4" x 5'4")
Built-in slide robes.

BATHROOM

White suite comprising panelled bath, wash hand basin,, low level Wc, controlled shower unit, wall and floor tiling

OUTSIDE

Driveway car parking spaces to the side, enclosed and private to the rear with part lawns and paving.

EPC

FLOOR PLANS

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



