



Cottage Gardens,

**Offers in the region of  
£139,950**



**Reeds Rains**

• Since 1868 •

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



## Cottage Gardens, Lisburn, County Antrim

### Offers in the region of £139,950

A most appealing and well presented semi-detached villa situated in this much admired and highly sought after location, convenient to Belfast and Lisburn alike. Accommodation comprises entrance hall, lounge with fireplace, modern fitted kitchen open to casual dining area, three bedrooms plus white bathroom suite. Oil fired heating/ double glazing throughout, enclosed rear gardens, driveway/ car parking to front. Immediate viewing is suggested to appreciate all that is to offer.

#### ENTRANCE HALL

Wooden flooring.

#### LOUNGE

4.01m x 3.53m (13'2" x 11'7")

Feature Marble fireplace with open fire, granite hearth, wooden flooring.

#### KITCHEN / DINING ROOM

5.72m x 3.12m (18'9" x 10'3")

Exceptional range of high and low level units, Belfast sink unit, granite work tops, integrated dishwasher, fridge/ freezer, ceramic hob and electric oven, laminate flooring, plumbed for washing machine.



For full EPC please contact the branch

#### FIRST FLOOR LANDING

Partly floored loft, accessed via slingsby type ladder.

#### BEDROOM 1

3.56m x 3.53m (11'8" x 11'7")

Laminate flooring

#### BEDROOM 2

3.56m x 2.92m (11'8" x 9'7")

Laminate flooring.

#### BEDROOM 3

2.64m x 2.57m (8'8" x 8'5")

Laminate flooring

#### BATHROOM

White suite comprising panelled bath, wash hand basin, low level Wc, laminatf looring, part tiled walls.

#### OUTSIDE

Artificial grass laid to rear, enclosed, car parking/ driveway to front, outside tap and light, oil fired boiler and oil storage tank.

#### EPC



