

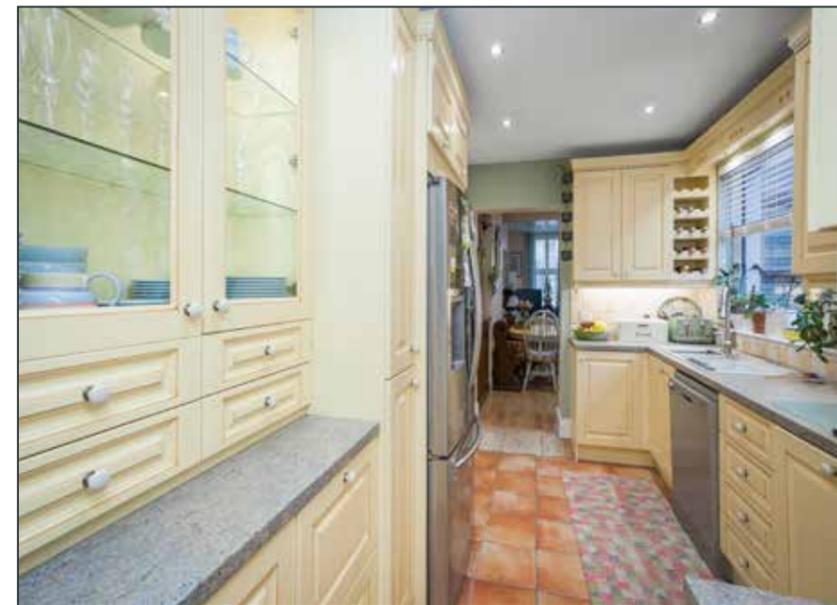
simon**BRIEN**  
RESIDENTIAL

35 Seymour Street,  
Lisburn, BT27 4SY



Offers Over £179,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



### KEY FEATURES

- Superb Terrace Family Home In A Prime Residential Location Within Walking Distance To All Amenities In Lisburn
- Reception Hall With Under Stairs Storage Cupboard
- Spacious Living Room Open Plan To Dining Area With Original Feature Fireplace And Multi-Fuel Stove
- Modern Fitted Kitchen With Space For Cooker And Separate Utility Room
- Separate WC
- Studio Room Which Is Very Adaptable
- Four First Floor Well Appointed Bedrooms
- Luxury Bathroom Suite With 'Roca' Sanitary Ware
- Enclosed Rear Courtyard With Parking For Several Vehicles
- Large Raised Garden In Lawn With South Westerly Aspect Enclosed By Stone Walls
- Superb Internal Presentation And Meticulously Revitalised By The Current Owner
- Phoenix Gas Central Heating And UPVC Double Glazed Windows
- Many Original Features Kept Including Cornicing, Fireplaces, Blinds And Shutters Throughout
- An Ideal Purchase For The Professional Couple Or Growing Family



### SUMMARY

Simon Brien Residential are delighted to present a traditional terrace in Seymour Street in Lisburn. This revitalised home offers any purchaser excellent commuter access to the City Centre and to Wallace Park.

This time-honoured home has been meticulously revitalised by its loving owner and is within walking distance to excellent local schools.

The renewed accommodation comprises of an open plan living and dining area, kitchen, utility room, downstairs WC and studio.

On the first floor one will appreciate a deluxe bathroom and four bedrooms, to which three are double and one single.

This perfect purchase includes UPVC double glazed windows, Phoenix Gas central heating, off street parking for several vehicles and a large enclosed garden in lawn with sitting area and wonderful views.

With an abundance of tasteful decoration and charm, we anticipate this property will appeal to a wide range of prospective buyers. Early viewing is highly recommended.



### ACCOMMODATION

#### ENTRANCE PORCH:

Composite front door. Twin glazed doors with original leaded glass above to...

#### RECEPTION HALL:

Solid marble wood flooring. Cornice ceiling. Ceiling rose. Under stairs storage cupboard with Worcester gas boiler.

#### LIVING ROOM OPEN PLAN TO DINING AREA:

**24' 1" x 13' 4" (7.35m x 4.07m)**

Solid marble wood flooring. Low voltage spotlights. Cornice ceiling. Exposed brick wall. Original feature fireplace and granite inset with multi-fuel burning stove.

#### KITCHEN:

**13' 2" x 8' 1" (4.02m x 2.47m)**

Range of high and low level units. 1.5 bowl sink unit. Space for cooker. Built-in extractor fan. Space for American fridge freezer. Plumbed for dishwasher. Built-in wine rack. Part tiled walls. Ceramic tiled floor.

#### UTILITY ROOM:

**11' 4" x 6' 8" (3.46m x 2.04m)**

Low level units and granite worktops. Ceramic tiled floor. Composite door leading outside.

#### DOWNSTAIRS WC:

Low flush WC. Pedestal wash hand basin with vanity unit and splash tiling. Ceramic tiled floor.

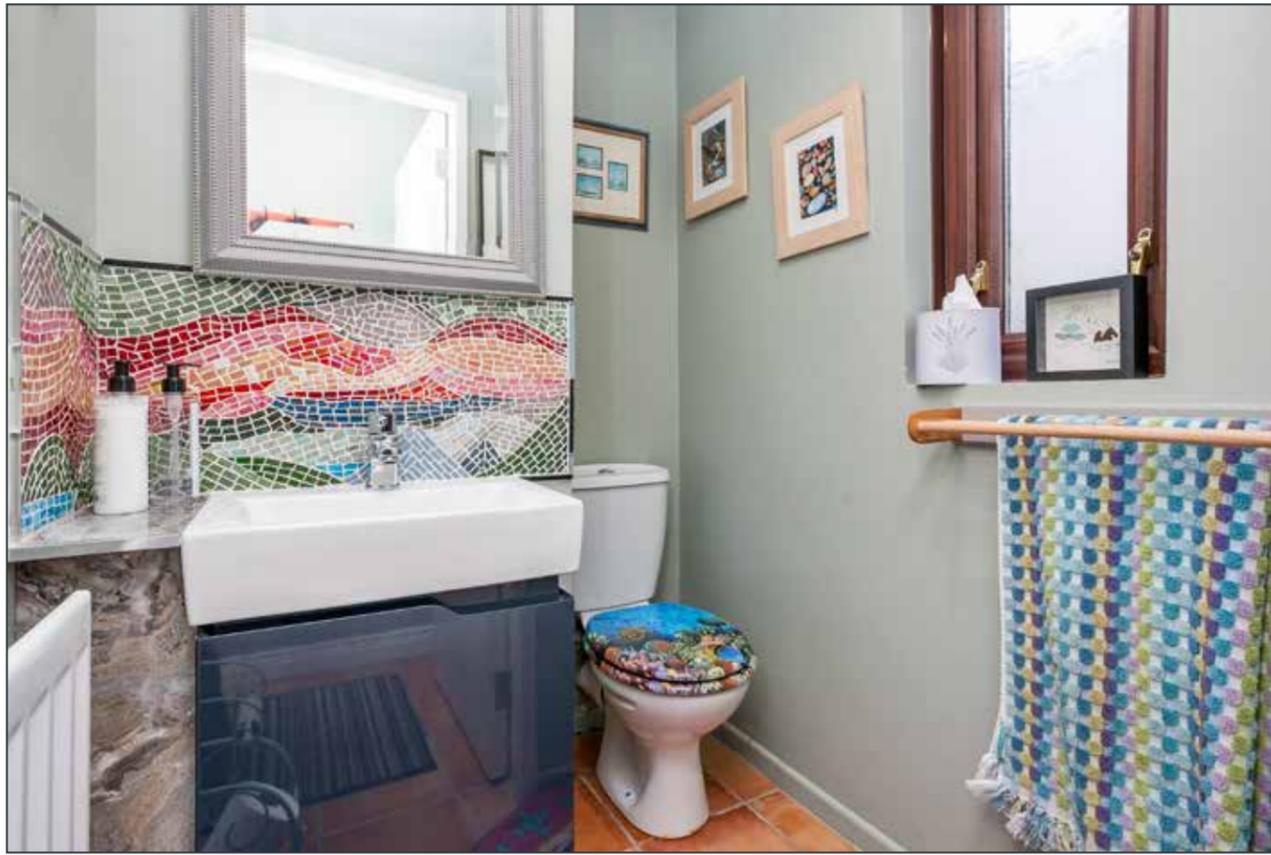
#### STUDIO:

**16' 5" x 11' 11" (5.00m x 3.62m)**

Laminate floor. Exposed solid wood walls and ceiling with exposed brick. Plumbed for washing machine. Space for dryer. Old Belfast sink. Solid wood worktops.



Telephone 02890 668888  
www.simonbrien.com



**FIRST FLOOR**

**LANDING:**

Cornice ceiling.

**MASTER BEDROOM:**

**12' 3" x 11' 7" (3.73m x 3.54m)**

Picture rail. Good selection of built-in furniture.

**BEDROOM (2):**

**12' 3" x 11' 11" (3.74m x 3.64m)**

Picture rail. Built-in robes. Feature fireplace with tiled inset.

**BEDROOM (3):**

**11' 8" x 10' 2" (3.55m x 3.09m)**

Original cast iron fireplace.

**BEDROOM (4):**

**7' 3" x 5' 10" (2.21m x 1.77m)**

Access to partially floored roof space.

**BATHROOM:**

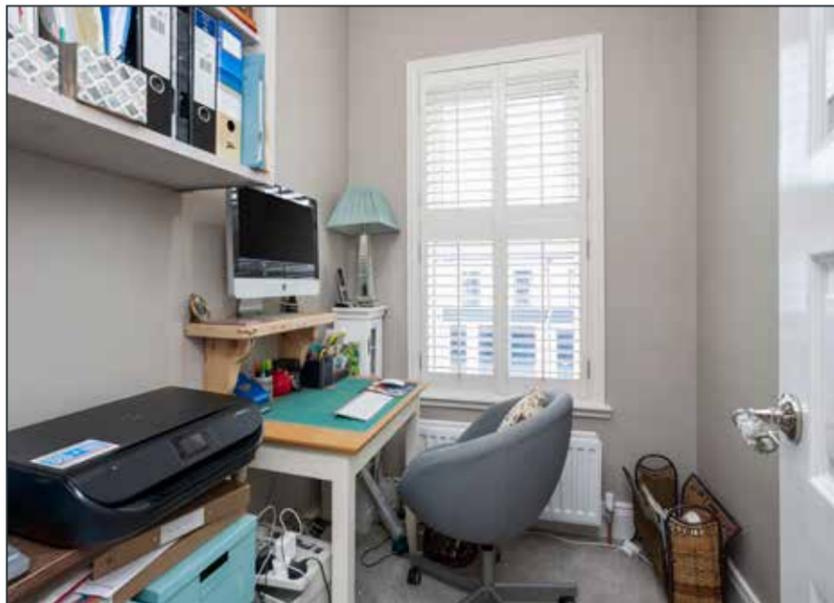
Panelled bath with telephone hand shower. Roca pedestal wash hand basin with vanity unit. Low flush WC. Feature radiator. Corner shower unit with PVC plastic panelled walls. Extractor fan. Sensor mirror.

**OUTSIDE**

Enclosed back yard and driveway parking for several vehicles. Steps to raised garden in lawn with paved sitting area and enclosed by stone walls with south westerly aspect. One double power socket. Outside tap and light.

**SHED:**

**12' 0" x 10' 0" (3.66m x 3.05m)**



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)

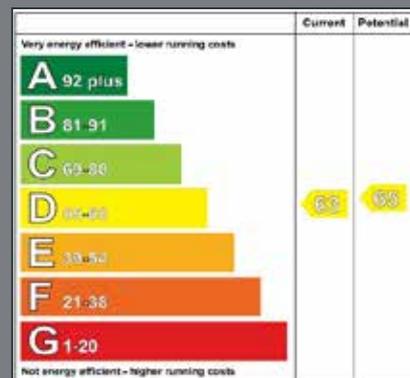


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/B/20/FB



EPC REF: 0963-2961-0121-2590-9825

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.