

7 Royal Gardens,
Kesh Road, Lisburn, BT27 5WF



Asking Price £220,000

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KEY FEATURES

- Attractive Recently Constructed Semi-Detached Property In A Popular Location Overlooking The Countryside
- Luxury Fitted Kitchen With Central Island Unit / Breakfast Bar & Granite Worktops Open Plan To Dining Area With Garden Room
- Four Well Proportioned Bedrooms (Master With Ensuite Shower Room)
- Spacious Bright Lounge With Wood Burning Stove
- Modern Fully Tiled Four Piece Family Bathroom
- Downstairs WC
- uPVC Double Glazed Windows
- Gas Central Heating
- Driveway Parking To The Front & Enclosed Rear Gardens In Lawn Overlooking The Countryside
- Extremely Convenient To Amenities In Hillsborough & Lisburn Including Leading Schools



SUMMARY

This attractive and beautifully presented four bedroom semi-detached villa is situated in a quiet cul-de-sac just off the Kesh Road, close to many local amenities such as Down Royal Race and Golf courses and within a short drive of Lisburn, Hillsborough, the M1, and A1.

In addition, the property remains convenient to both Lisburn and Moira, and is within comfortable commuting distance of many other parts of the Province via the motorway network.

This is an ideal opportunity to purchase in this extremely popular development, and internal inspection is highly recommended to avail of a four bedroom recently built semi-detached home, which has been built to a very high standard, which has such features as a granite worktop kitchen with central island unit, and fully tiled bathroom. This property also benefits from fantastic uninterrupted views over the countryside.



ACCOMMODATION

GROUND FLOOR

uPVC front door with double glazed side panels leading to:

RECEPTION HALL:

Ceramic tiled floor. Understairs storage cupboard.

DOWNSTAIRS WC:

Mosaic ceramic tiled floor. Low flush WC. Pedestal wash hand basin with tiled splashback. Extractor fan.

LIVING ROOM:

18' 11" x 12' 4" (5.77m x 3.76m)

Wood-burning stove, slate hearth, and wooden mantle.





KITCHEN OPEN PLAN TO DINING AREA:

23' 11" x 19' 11" (7.29m x 6.06m)

Range of high and low level units. Inset sink unit. Quartz work surfaces. Central island unit. 'Hotpoint' integrated washer/dryer. Space for Range style cooker. Space for American style fridge/freezer. 'Cople' integrated microwave. Mosaic ceramic tiled floor. Double uPVC doors leading to outside.

FIRST FLOOR

LANDING:

Access to roof space and shelved hot press.

MASTER BEDROOM:

11' 1" x 10' 2" (3.37m x 3.11m)

ENSUITE SHOWER ROOM:

Shower with rainhead attachment. Low flush WC. Pedestal wash hand basin with tiled splashback. Ceramic tiled floor.

BEDROOM (2):

11' 1" x 9' 1" (3.37m x 2.76m)

BEDROOM (3):

10' 8" x 8' 5" (3.26m x 2.56m)



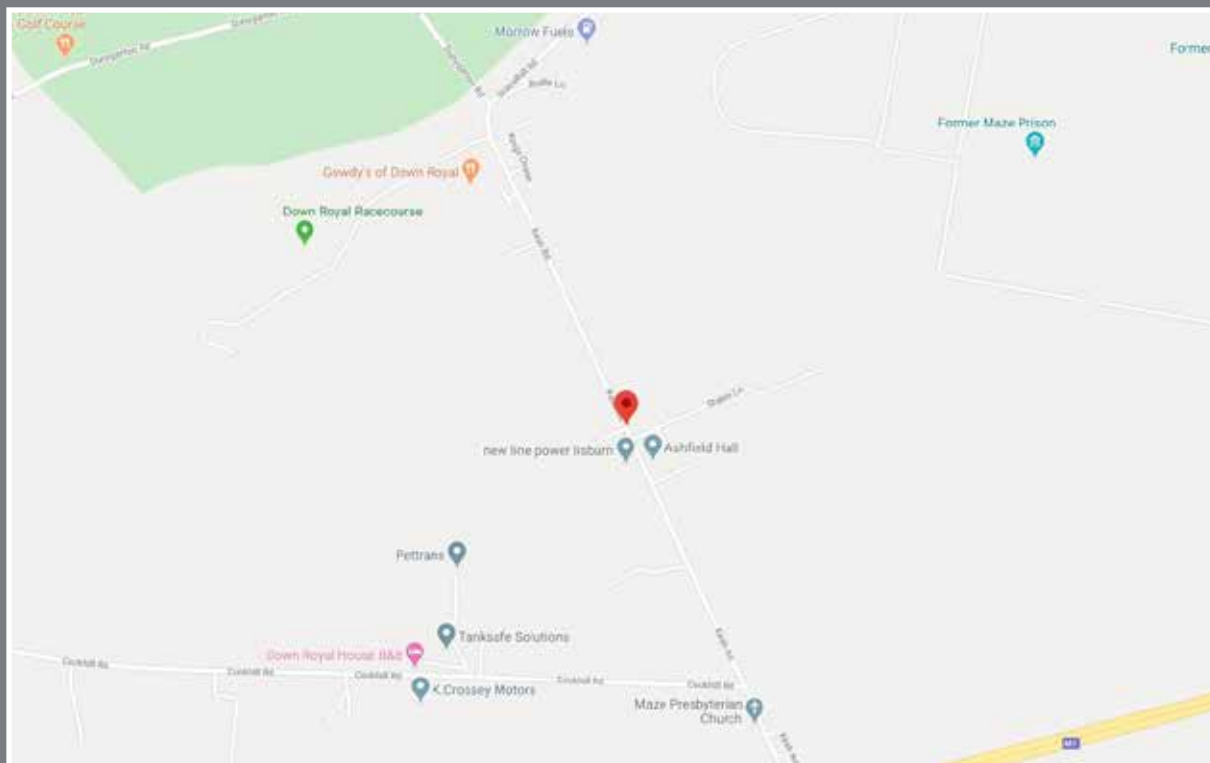
BEDROOM (4):
7' 9" x 7' 6" (2.36m x 2.29m)

BATHROOM:
Fully tiled panelled bath with shower fitment. Low flush WC. Pedestal wash hand basin. Low voltage spotlighting. Extractor fan.

OUTSIDE
Gravel driveway parking for several vehicles to the front. Enclosed rear garden bordered by timber fencing with paved sitting area and garden in lawn with fantastic views over the rolling countryside.



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



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/G/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	76	76
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9053-0036-7300-0038-0922

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