

simon**BRIEN**  
RESIDENTIAL

18 Glenmore Place,  
Lisburn, BT27 4QT



Asking Price £115,000

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[www.simonbrien.com](http://www.simonbrien.com)

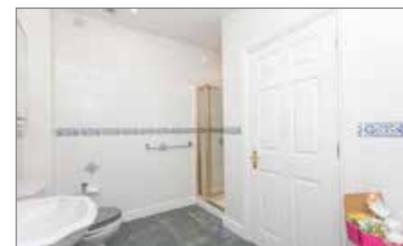
## KEY FEATURES

- Delightful 2nd Floor Apartment In A Popular Modern Gated Development
- Spacious Lounge Open Plan To Dining Area
- Open Plan Modern Fitted Kitchen
- Two Double Bedrooms / Super Views Over Public Park Opposite From Bedrooms
- Bathroom With White Suite & Separate Shower Cubicle
- Well Presented Throughout
- Gas Heating
- Double Glazed Windows
- Remote Central Electric Gates Leading To Ample Residents & Visitor Parking
- Beautifully Maintained Communal Grounds Including A Sheltered BBQ Sitting Area
- Convenient To Local Shops & Public Transport Services
- Within Comfortable Distance Of Belfast & Many Other Parts Of The Province
- Close To Numerous Leisure Facilities Including Golf Club & The Lagan Towpath

## SUMMARY

This modern second floor apartment is ideally located within the highly regarded Glenmore courtyard development. Set within beautifully maintained grounds accessed through remote controlled electronic entrance gates which ensure security.

The bright and spacious accommodation is well presented throughout, offering modern convenience in a relaxing rural environment. Set in a quiet location, yet remaining convenient to both Belfast and Lisburn, along with a variety of local amenities including shops, public pathways, the Lagan Towpath and public transport routes, this fine home can only be fully appreciated on internal inspection.



## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE:

Secure communal front door to communal hall, with stairs to:

### SECOND FLOOR

Communal landing. Front door to:

#### ENTRANCE HALL:

Tiled floor. Storage cupboard. Access to roof space. Low voltage spotlighting.

#### LOUNGE OPEN PLAN TO FITTED KITCHEN WITH DINING AREA: 20' 1" x 16' 8" (6.12m x 5.08m)

Range of high and low level units with tiled work surfaces. 1.5 bowl single drainer sink unit with mixer taps. 'Hotpoint' 4 ring gas hob with electric oven under, and extractor fan over. Integrated fridge/freezer, and washing machine. Concealed gas fired boiler. Tiled floor. Built-in wine rack and display shelf. Concealed strip lighting. Low voltage spotlighting.

#### BEDROOM (1):

16' 4" x 10' 2" (4.98m x 3.1m)

Extensive range of built-in furniture to include wardrobes, storage, chest of drawers, and bedside tables. Low voltage spotlighting.

#### BEDROOM (2):

11' 5" x 9' 1" (3.48m x 2.77m)

Built-in wardrobes. Storage. Chest of drawers and bedside tables.

#### BATHROOM:

White suite comprising wood panelled bath with mixer taps, telephone hand shower and multi-jets. Low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle with 'Mira' shower. Tiled floor. Fully tiled walls. Low voltage spotlighting. Extractor fan.

### OUTSIDE

Remote controlled electric gates to ample residents and visitor parking. Delightfully matured communal gardens with sheltered communal BBQ sitting area. Access to basement storage for residents.

# Location



Coming out of Belfast on Upper Malone Road (which becomes the Ballyskeagh Road) keep going onto Lambeg Road, over the stone bridge and the development is on the left hand side. Alternatively, coming from Lisburn turn right off Queensway opposite Spar / Post Office and development is on right hand side.

## 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/K/20/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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