

simon**BRIEN**
RESIDENTIAL

11 Weavers Mews,
Lisburn, BT28 3FZ



Asking Price £225,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Contemporary Townhouse Ideally Located Just Off The Ballymacash Road
- First Floor Lounge With Feature Fireplace
- Ground Floor Garden Room/Family Room
- Modern Fitted Kitchen With Range Of Integrated Appliances And Well Appointed Dining Area
- Three Well Proportioned Bedrooms (Master With Ensuite)
- Modern Main Bathroom
- Study Space Ideal For Those Needing A Home Office
- Enclosed Rear Garden With Grass And Paved Patio
- Integral Garage And Driveway Parking
- Convenient To Many Local Amenities And Public Transport Links
- An Ideal First Home For Any Professional Couple

DESCRIPTION

We are delighted to present this contemporary townhouse to the residential sales market, located just off the Ballymacash Road in one of Lisburn's most highly regarded residential areas.

Number 11 "Weavers Mews" hosts accommodation which is modern and adaptable, comprising of a first floor lounge with feature fireplace, games/living room, study area and a contemporary fitted kitchen with range of integrated appliances.

There are three well-proportioned bedrooms (master with ensuite) with the potential of turning the games/living room into a fourth bedroom.

The property has an enclosed rear garden, integral garage and driveway parking. It is extremely convenient and within easy commuting distance to Belfast. Early viewing is encouraged.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood front door to entrance hall with understairs storage. Laminate wood floor



CLOAKROOM/WC:

Low flush WC. Pedestal wash hand basin with splash tiling. Extractor fan.



GARDEN/FAMILYROOM:

10' 0" x 9' 8" (3.05m x 2.95m)

uPVC double glazed door to garden.



UTILITY ROOM:

9' 9" x 7' 6" (2.97m x 2.29m)

Units and work surfaces. Stainless steel sink unit. Plumbed for washing machine. Space for dryer. Ceramic tiled floor. Extractor fan.

FIRST FLOOR

LOUNGE:

17' 6" x 9' 8" (5.33m x 2.95m)

Gas fire with granite hearth. Laminate wood floor.



KITCHEN OPEN PLAN TO DINING ROOM:

19' 11" x 9' 8" (6.07m x 2.95m)

Range of high and low level units. 1.5 bowl stainless steel sink unit. Four ring gas hob. Beko underbench electric oven. Stainless steel extractor fan. Beko integrated dishwasher. Integrated fridge/freezer. Low voltage spotlights. Ceramic tiled floor.



STUDY:

7' 3" x 6' 10" (2.21m x 2.08m)

Carpeted.

SECOND FLOOR

LANDING:

Access to roofspace.

MASTER BEDROOM:

16' 1" x 10' 9" (4.9m x 3.28m)



ENSUITE SHOWER ROOM:

Low flush WC. Pedestal wash hand basin. Fully tiled corner shower cubicle. Low voltage spotlights. Extractor fan. Ceramic tiled floor.

BEDROOM (2):
10' 12" x 10' 11" (3.34m x 3.32m)

Built-in robe. Velux window.



BEDROOM (3):
9' 11" x 6' 8" (3.02m x 2.03m)

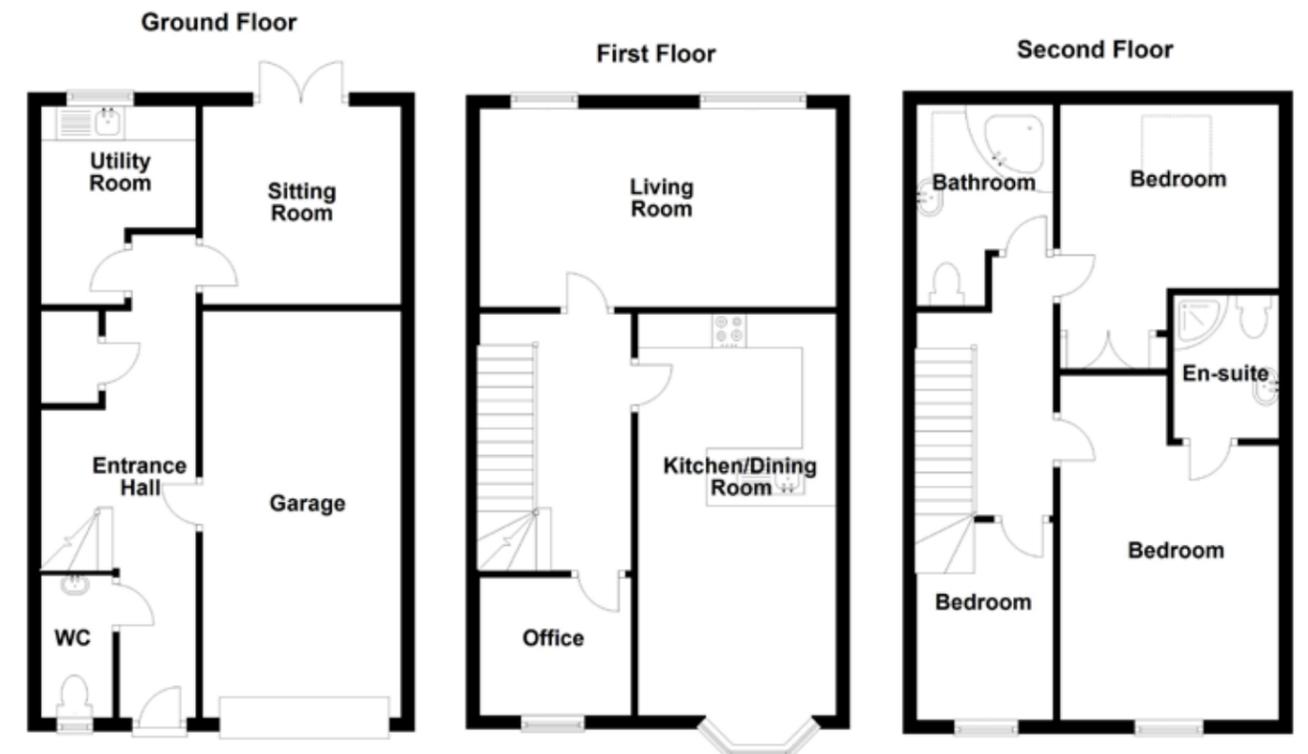


OUTSIDE:



BATHROOM:

Corner bath with telephone hand shower and splash tiling. Pedestal wash hand basin with splash tiling. Low flush WC. Ceramic tiled floor. Velux window. Low voltage spotlights. Extractor fan.



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**



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EPC REF: 9768-3034-1202-6874-9204

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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