



## **21 STONEBRIDGE MEADOWS, STONEYFORD, LISBURN, BT28 3JD**

- A Most Impressive And Exceptionably Well Presented Detached Property Occupying A Spacious End Of Cul De Sac Setting
- Well Proportioned Family Accommodation Plus Large Garage Converted To Games And Entertainment Room
- Spacious Lounge With Feature Limestone Fireplace Plus Separate Family Room
- Spacious And Luxury Fitted Kitchen And Dining Area With Range Of Integrated Appliances And Patio Doors
- Utility Room With Built In Units And Cloakroom With Low Flush Suite
- Four Good Sized Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Spa Bath, Shower Cubicle And Feature Wall And Floor Tiling
- Enclosed Side And South Facing Gardens And Patio Areas

**PRICE: OFFERS IN THE REGION OF £269,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D68**

**REF:DL140525HG**

- Large Detached Double Garage Converted To Superb Games Room And Entertainment Area
- Tarmac Driveway And Parking Area / PVC Fascias And Soffits
- Oil Fired Central Heating System And PVC Double Glazing
- Alarm And CCTV Systems
- This superb family home is well situated within this ever popular location offering easy commuting to Lisburn, Belfast And Crumlin, we strongly recommend early viewing.

**ACCOMMODATION** Measurements are approximate.

**ENTRANCE HALL:** Composite triple glazed entrance door. Waterproof laminated floor. Storage under stairs.

**LOUNGE:** 4.95m (16'3") x 3.52m (11'7")

Limestone feature fireplace and hearth. Coal effect gas fire. Waterproof laminated floor.

**FAMILY ROOM:** 3.83m (12'7") x 2.96m (9'9")

Waterproof laminated floor.

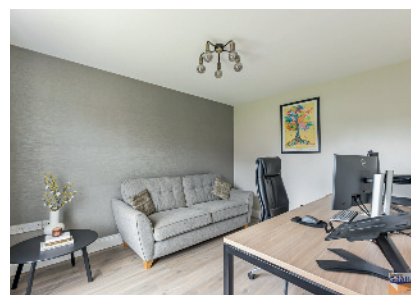
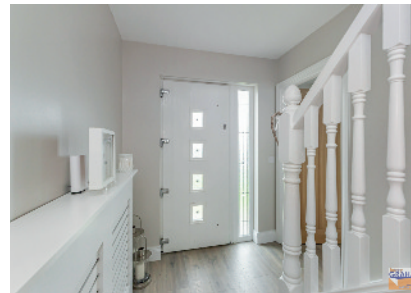
**LUXURY FITTED KITCHEN AND DINING AREA:**

6.59m (21'7") x 3.65m (12'0")

Excellent range of high and low level units and island unit with quartz worktops and upstands. Pantry cupboard. Sink unit with swan neck 3 in 1 boiling water tap. Integrated AEG oven. Touch control induction hob linked to extractor hood in ceiling. Under unit lighting. Integrated fridge freezer, additional undermount freezer and dishwasher. Recessed spotlights. PVC double glazed double doors leading to patio and rear garden. Waterproof laminated floor.

**UTILITY ROOM:** Range of built in units. Quartz worktops and upstands. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Composite double glazed back door. Waterproof laminated floor. Recessed spotlights.

**CLOAKROOM:** Low flush suite. Close couple low flush wc. Vanity unit with wash hand basin and mono style mixer tap. Part tiled walls. Waterproof laminated floor.





## FIRST FLOOR

### **BEDROOM (1): 3.70m (12'2") x 3.52m (11'7")**

Laminated timber floor. Recessed spotlights. Walk in robe with light.

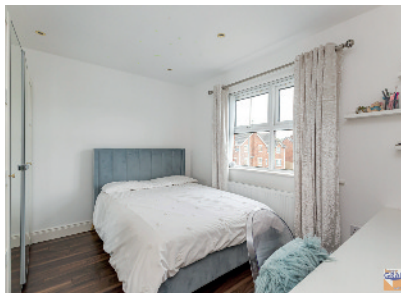


**LUXURY SHOWER ROOM ENSUITE:** Large shower cubicle with thermostatic shower and drencher head. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls and tiled floor. Recessed spotlights. Built in storage unit.

### **BEDROOM (2):**

**3.52m (11'7") x 2.97m (9'9")**

Laminated timber floor.



### **BEDROOM (3):**

**3.30m (10'10") x 2.96m (9'9")**

Laminated timber floor.



### **BEDROOM (4):**

**3.73m (12'3") x 2.56m (8'5")**

Laminated timber floor.

**LUXURY BATHROOM:** Corner spa bath with mixer tap. Quadrant shower cubicle with thermostatic shower and drencher head. Stone basin with mixer tap. Close couple low flush wc. Feature wall and floor tiling. Recessed spotlights. Large wall mirror with back lighting.



**OUTSIDE:** Spacious end of cul de sac setting. Front garden laid in lawn. Tarmac driveway and parking area. Enclosed patio or parking area to side. Enclosed and south facing rear garden with artificial grass lawn, composite deck area and paved patio area.

### **LARGE DETACHED GARAGE/GAMES ROOM:**

**6.65m (21'10") x 4.76m (15'7")**

Large garage converted to games room and entertainment bar. Double glazed double doors leading to paved and gravel patio area. Electric wall heater. Plaster finish walls and ceiling. Store with oil fired boiler.



**DIRECTIONS:** From Stoneyford Road turn into Stonebridge Meadows, at T junction turn right, number 21 is at the end on the right.

**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**SERVICE CHARGE:** £135 (at present) per year to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

**RATES PAYABLE:** For period April 2025 to March 2026 £1,273.72

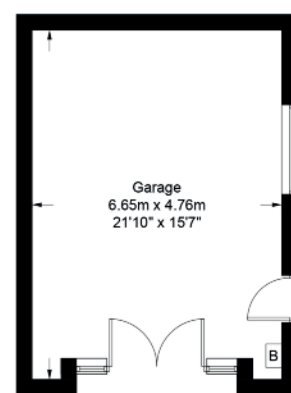
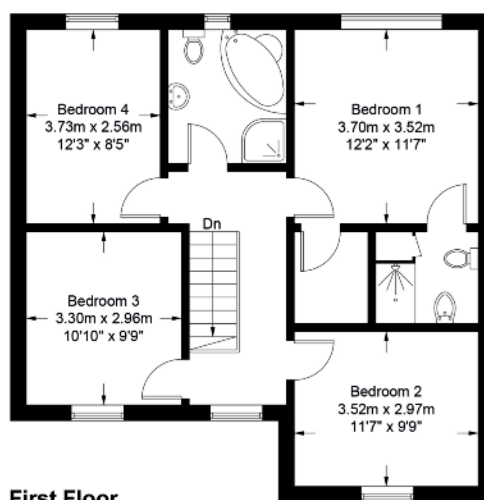
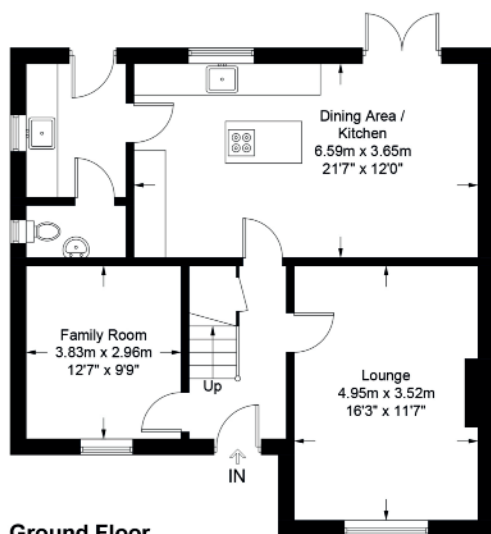
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 21 Stonebridge Meadows, Stoneyford, Lisburn

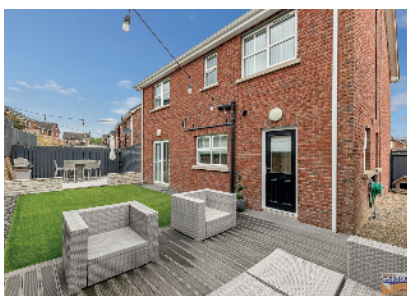
Approximate Gross Internal Area = 134.3 sq m / 1445 sq ft  
Garage = 30.5 sq m / 328 sq ft  
Total = 164.8 sq m / 1773 sq ft

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



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1177688)



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