



94 MAYFIELDS, LISBURN, BT28 3RP

- An Exceptionally Well Presented And Extended Detached Family Home Occupying A Spacious Cul De Sac Setting Within This Highly Desirable and Convenient Residential Location
- Lounge With Attractive Oak And Cast Iron Fireplace
- Dining Room With Porcelain Tiled Floor And Open Plan To Family Room
- Extended Family Room With Porcelain Tiled Floor And Patio Doors
- Luxury Birchwood Fitted Kitchen/Dinette With Range Of Integrated Appliances
- Four Bedrooms (One With Shower Room En Suite)
- Luxury Bathroom With White Suite Plus Quadrant Shower Cubicle And Chrome Finish Heated Towel Rail
- Spacious Garden And Tarmac Parking Area To Front

PRICE: OFFERS IN THE REGION OF £285,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D67

REF:MK020321HG

- Enclosed Rear Garden With South Westerly And Private Aspects / Large Timber Deck And Patio Areas
- Detached Brick Garage And Tarmac Parking Space To Rear
- Gas Fired Central Heating System With Worcester Combi Boiler
- PVC Double Glazed Windows And External Doors In PVC Frames / PVC Fascias And Soffits / Alarm System Installed
- An Excellent Opportunity To Acquire A Superb Property Offering Spacious Family Accommodation And Convenience To Excellent Schools, Local Shops, Lisburn City Centre And Easy Commute To Belfast

ACCOMMODATION: Measurements are approximate

ENTRANCE HALL: PVC doubled glazed entrance door and side window with leaded glass panels. Staircase with mahogany spindled balustrade.

CLOAKROOM: Light.

LOUNGE: 4.35m (14'3") x 3.97m (13'0")

Attractive oak fire surround with cast iron and tiled in set. Polished granite hearth. Recessed spotlights. Double doors leading to dining room.

DINING ROOM: 2.95m (9'8") x 2.84m (9'4")

Porcelain tiled floor. Recessed spotlights. Plaster cornice. Openplan to extended family room.

EXTENDED FAMILY ROOM: 4.05m (13'3") x 3.16m (10'4")

Measurement taken into bay window. PVC double glazed double doors leading to patio area. Plaster cornice. Recessed spotlights. Porcelain tiled floor.

LUXURY BIRCHWOOD FITTED KITCHEN/DINETTE:

3.45m (11'4") x 2.92m (9'7")

Excellent range of high and low level units. Granite effect round edge work surfaces. Built in dining table. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Hotpoint integrated double oven. Gas hob with hot plate. Stainless steel splash back. Extractor canopy. Integrated fridge. Integrated freezer. Integrated dishwasher. Porcelain tiled floor. Under unit lighting. Glazed cabinet with lighting. PVC double glazed door leading to rear garden and patio.



BEDROOM (1):
4.12m (13'6") x 3.16m (10'4")
Measurements taken into bay window.



SHOWER ROOM EN SUITE:
Large shower cubicle with Mira Sport electric shower. Vanity unit with wash hand basin. Mixer taps. Close couple low flush wc. Marble effect panelled walls and PVC panelled ceiling. Recessed spotlights.



BEDROOM (2):
3.97m (13'0") x 3.16m (10'4")
Measurement to include range of built in robes and units.



BEDROOM (3):
2.99m (9'10") x 2.06m (6'9")



BEDROOM (4): 3.03m (9'11") x 3.14m (10'4")
Measurements taken to widest points and to include stair casing. Laminate timber floor.

LUXURY BATHROOM: White suite. Panelled bath with centre taps. Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Recessed spotlights. Chrome finish heated towel rail. Separate airing cupboard on landing with Worcester gas fired combi boiler.



Wooden folding ladder to partially floored roofspace with light.

OUTSIDE: Spacious cul de sac setting with front garden laid in lawn with shrubs in bark bed and trees. Tarmac parking areas to front and rear. Enclosed rear garden with private aspects. Laid in lawn. Gravel bed with shrubs. Large timber deck area and brick set paved patio area. Outside tap and light.

DETACHED BRICK BUILT GARAGE: 5.77m (18'11") x 2.84m (9'4")
Up and over door. Light and power. Plumbed for washing machine.



TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2020 to March 2021 £1314.44

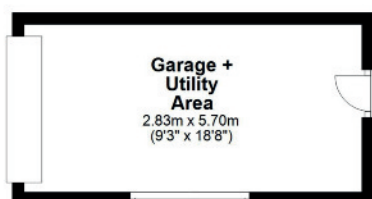
DIRECTIONS: From Kirkwoods Road turn into Mayfields, proceed to the end and turn left into the last cul de sac, number 94 is on the right.

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



Ground Floor

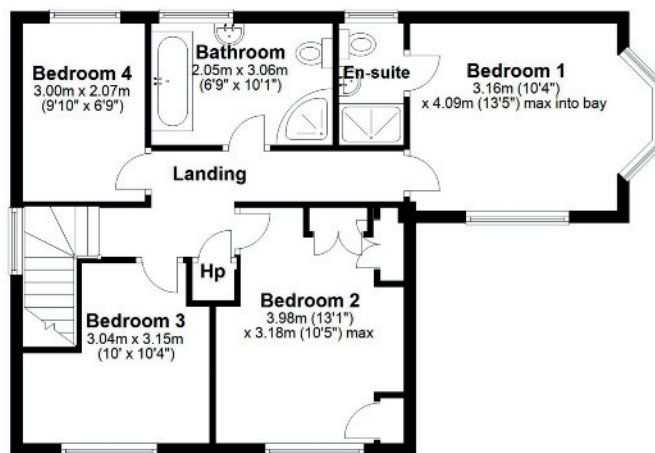
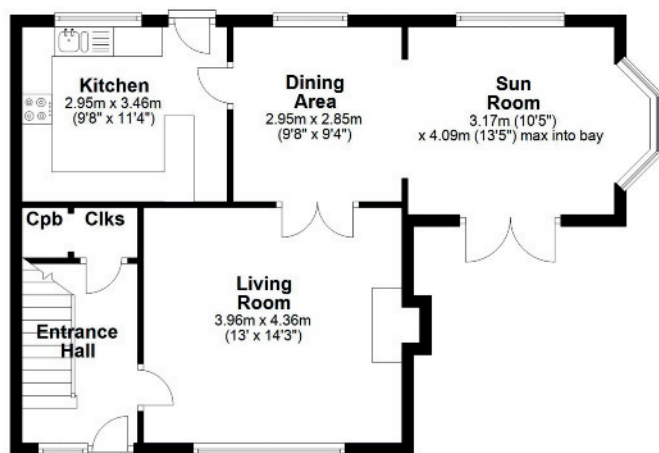
Approx. 56.7 sq. metres (610.3 sq. feet)



Score	Energy rating	Current	Potential
12+	A		
11-91	B		
9-80	C		69 C
5-68	D	67 D	
1-54	E		
1-38	F		
-20	G		

First Floor

Approx. 58.5 sq. metres (630.0 sq. feet)



Total area: approx. 115.2 sq. metres (1240.2 sq. feet)
94 Mayfields, Lisburn



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