

Shelling Mews, Lisburn, County Down, BT27

**Offers in the region of:  
£249,950 Freehold**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

# Shelling Mews, Lisburn, County Down, BT27

**Offers in the region of: £249,950 Freehold**

Council Tax Band:  
EPC Rating: B

A most delightful detached family home with 3 bedrooms now available for sale. This property boasts a private enclosed garden, ideal for outdoor activities and relaxation. Located in a sought-after area, this home offers a perfect blend of comfort and convenience. Still covered by 10 year building warranty until Feb 2027.

Don't miss out on this fantastic opportunity!

## Entrance Hall

Tiled flooring, alarm system, excellent under stairs storage, NEST smart control heating system (monitored at home or away)

## WC

Low level WC, wash hand basin, tiled flooring.

## Living Room

15'1" x 12'4" (4.6m x 3.76m)

## Kitchen/ Dining

14'5" x 14'3" (4.4m x 4.34m)

Exceptional range of high and low level units, inlaid sink unit, built in oven and hob unit, plumbed for dishwasher. tiled flooring, storage cupboard off kitchen which is wired for electrics/ possible pantry, casual dining area with French doors to rear.

## Utility Room

7'5" x 6'2" (2.26m x 1.88m)

Range of units, single drainer stainless steel sink unit, plumbed for washing machine, tiled flooring.

## Master Bedroom

13'6" x 12'4" (4.11m x 3.76m)

## En-suite

Separate shower cubicle with subway tiles, controlled shower unit, wash hand basin, low level WC, tiled flooring.

## Bedroom 2

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

12'11" x 12'4" (3.94m x 3.76m)

## Bedroom 3

8'11" x 8'2" (2.72m x 2.5m)

## Bathroom

White suite comprising panelled bath, wash hand basin, low level WC, separate shower cubicle with controlled shower, subway tiles.

## Enclosed Rear Gardens

Part paved and part artificial grass, oil storage tank, oil fired boiler.

## Private Driveway

Laid in tarmac to front.

## Note To Purchasers

**CUSTOMER DUE DILIGENCE** As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

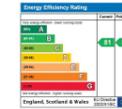
The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscio NI Limited which is independently owned and

operated under a Licence from Reeds Rains Limited.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

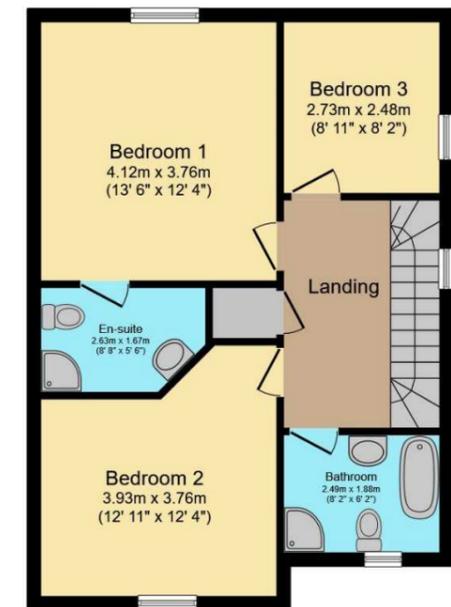
Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



**Ground Floor**



**First Floor**

Total floor area 112.4 sq.m. (1,210 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Powered by [www.focalagent.com](http://www.focalagent.com)

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)