

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.

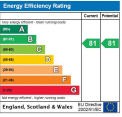
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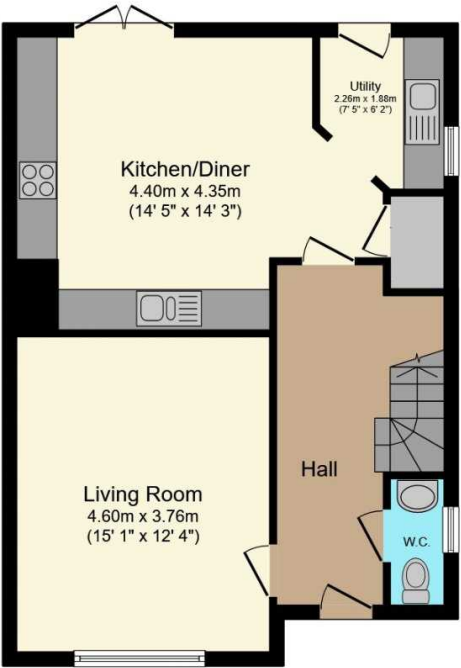
All Measurements  
All Measurements are Approximate.

**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.

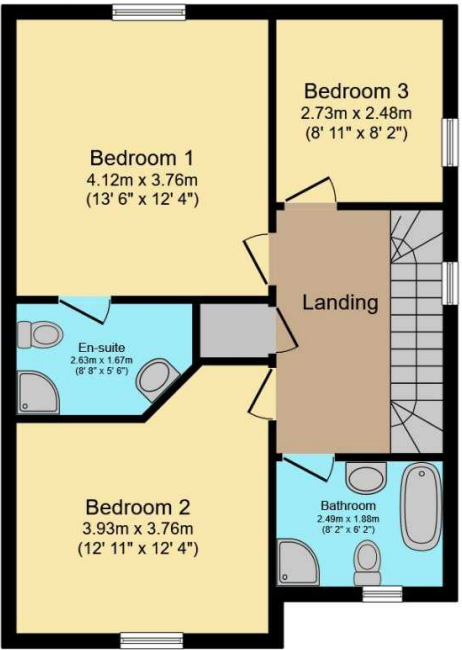


For full EPC please contact the branch.



**Ground Floor**

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



**First Floor**

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