



Blaris Meadows, Lisburn, County Down, BT27

**Asking Price: £249,950 To be advised**

 **Reeds Rains**

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Council Tax Band:

EPC Rating: B

Semi-detached house boasting 3 bedrooms, garden, and off-street parking. Modern kitchen with integrated appliances, spacious living area, and a well-maintained garden perfect for outdoor entertaining. Close to local amenities and excellent transport links. Ideal for a growing family or professionals. Viewing highly recommended.

#### Entrance Hall

Tiled flooring

#### WC

Low level Wc, wash hand basin.

#### Living Room

14'11" x 11'11" (4.55m x 3.63m)

Feature fireplace with stove inset, wooden flooring.

#### Kitchen/ Dining

1'7"5 x 12'9" (0.48m5 x 3.89m)

Impressive fitted range of high and low level units, laminate work tops, built-in fridge/freezer, gas hob and electric oven single drainer stainless steel sink, integrated dishwasher, plumbed for washing machine, breakfast bar, open to Dining area. Wall and floor tiling. Gas fired boiler.

#### Landing

#### Bedroom 1

13' x 10'8" (3.96m x 3.25m)

Built-in robes

#### En-Suite

Separate cubicle with controlled shower, wash hand basin, low level WC, wall and floor tiling.

#### Bedroom 2

12' x 10'6" (3.66m x 3.2m)

#### Bedroom 3

10'8" x 8'4" (3.25m x 2.54m)

#### Bathroom

Deluxe white suite comprising panelled bath, wash handbasin, low level WC, wall and floor tiling

#### Rear Enclosed Gardens

Extensive site laid in neat lawns, paved patio area.

#### Driveway/ Car Parking

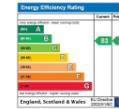
To side.

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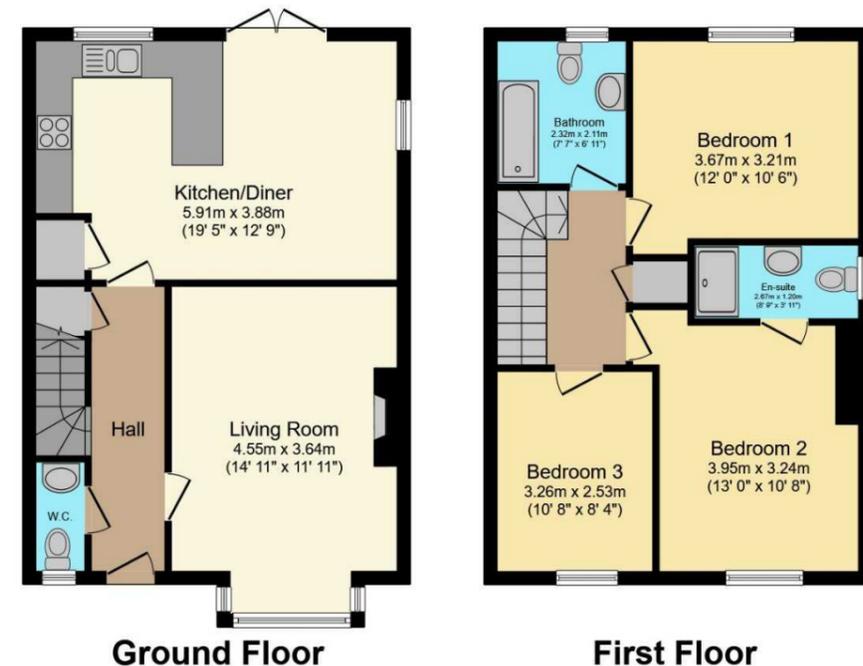
All Measurements  
All Measurements are Approximate.

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.



Total floor area 118.4 sq.m. (1,275 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).  
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