



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstonclements.com
Web: www.fetherstonclements.com

29 Magheralave Meadows

Kirkwoods Road
BT28 3NT

Offers Over £185,000

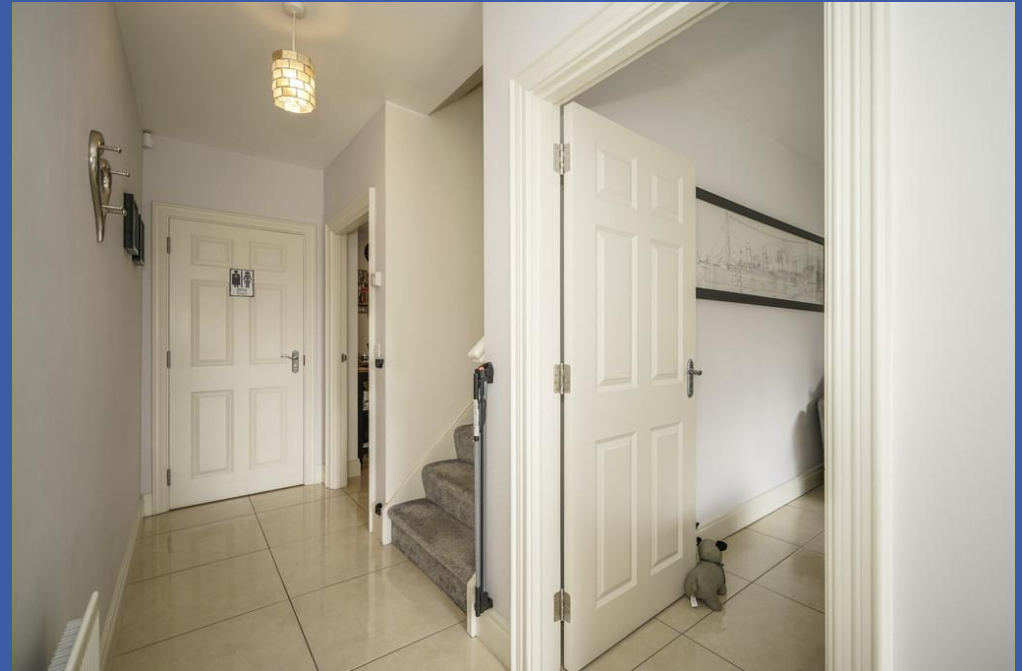
29 MAGHERALAVE MEADOWS, LISBURN, BT28 3NT

- **Superb End Townhouse in an Popular Modern Development**
- **Generous Lounge with Bay Window & Limestone Fireplace**
- **Luxury Fitted Kitchen Open Plan to Dining Area and Sun Room**
- **3 Good Sized Bedrooms**
- **Bathroom with White Suite and Ground Floor Cloakroom with WC**
- **Beautifully Presented Throughout**
- **Gas Fired Central Heating/Double Glazed Windows**
- **Driveway Parking for 2 Cars**
- **Enclosed and Private Rear Garden with Boundary Wall & Sheltered Sitting Area**
- **Convenient to Local Amenities Including Shops, Public Transport and Leading Schools**

This attractive, extended townhouse is situated within this extremely popular, modern development just off Kirkwoods Road.

The property offers deceptively spacious accommodation which is presented to the highest specification by the current owners and particularly benefits from the extended, open plan kitchen, living and dining area. In addition the good sized corner site offers a generous, rear garden with a boundary wall adding to the privacy. There is also driveway parking for 2 cars to the rear.

Located close to many amenities, including shops and public transport services along with leading schools, internal inspection of this fine home is highly recommended.







Property Comprise s

Front door with glazed insets to..

RECEPTION HALL

Tiled floor

CLOAKROOM

White suite comprising low flush wc, pedestal wash hand basin with splash tiling, tiled floor, extractor fan, gas fired boiler

LOUNGE 15' 2" x 12' 6" (4.62m x 3.81m) (into bay)

Bay window, feature Limestone fireplace with Granite hearth and gas living flame fire, tiled floor

LUXURY FITTED KITCHEN OPEN PLAN TO DINING AREA 13' 10" x 12' 1" (4.22m x 3.68m)

Extensive range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, CDA 4 ring gas hob electric oven under, extractor fan, integrated washer dryer, integrated fridge and freezer, concealed lighting, part tiled walls, tiled floor, under stairs storage, low voltage spots, open arch to...





SUN ROOM 10' 5" x 10' 4" (3.18m x 3.15m)

Tiled floor, uPVC double glazed patio doors to rear

1ST FLOOR

LANDING

Access to floored roofspace, laminate wood effect flooring

BEDROOM 14' 0" x 10' 6" (4.27m x 3.2m) (at widest points)

Laminate wood effect flooring

BEDROOM 12' 4" x 10' 6" (3.76m x 3.2m)

Laminate wood effect flooring

BEDROOM 8' 8" x 8' 2" (2.64m x 2.49m)

Laminate wood effect flooring







BATHROOM

White suite comprising panelled bath with mixer tap, shower attachment and splash tiling, low flush wc, 1/2 pedestal wash hand basin, chrome heated towel rail, low voltage spots, extractor fan, tiled floor

OUTSIDE

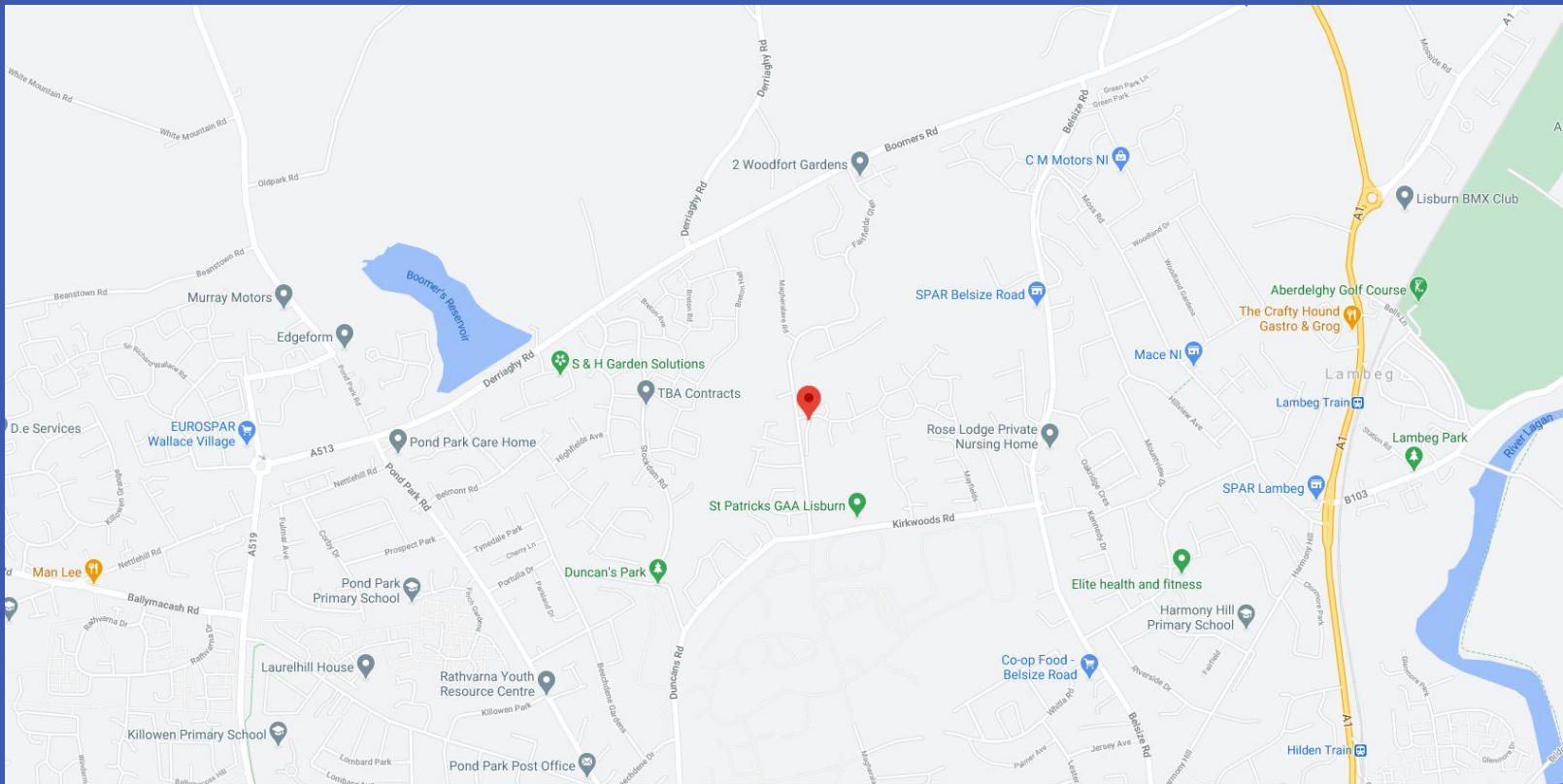
Generous corner site with front and side gardens in lawns. Enclosed and private paved rear garden with boundary wall. Driveway parking to rear for 2 cars.











Directions:

From Kirkwoods Road turn on to Magheralave Road and then in to Magheralave Meadows

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



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