

Outside

Two allocated parking spaces and visitor parking, bin storage, patio walkways.

TEMPLETON
ROBINSON

TEMPLETON
ROBINSON



We are delighted to bring to the market this superb low maintenance two bedroom ground floor apartment with own front door access positioned in the popular Ayrshire Development, Lisburn. Placed just off the Knockmore Road, the address offers ease of access for the city commuter to both Belfast and Lisburn City Centre with doorstep convenience to a range of local shops, schools and eateries.

In short, the property provides dual entry via a private front door with a separate communal entrance positioned to the rear of the apartment, hallway with two built in storage cupboards, separate lounge, kitchen diner with space for casual dining, modern family bathroom with white suite and two double bedrooms.

The property further benefits from UPVC double glazing throughout, gas fired central heating, low maintenance with a high energy rating and two allocated car parking spaces with additional visitor parking and communal bin storage.

With an excellent potential rental return and providing low maintenance with ground floor accessibility, we are sure this property will be a popular choice amongst buyers. We recommend viewing at your earliest convenience.

Offers Around
£169,950

Apt 2, 47 Ayrshire
Road,
LISBURN,
BT28 2SF

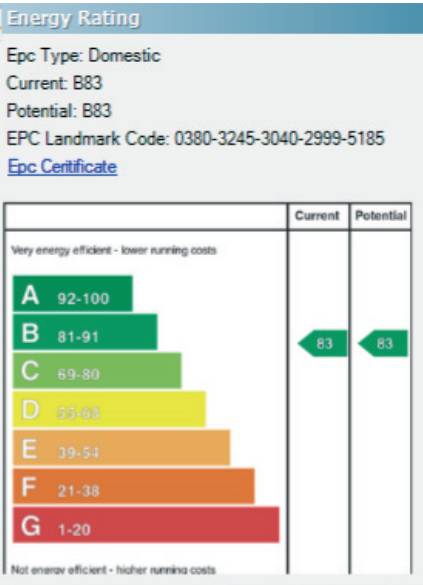
Viewing by
appointment with
& through agent
028 9266 1700

Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



Apt 2, 47 Ayrshire Road, LISBURN, BT28 2SF

Property Features

- Superbly Presented Two Bedroom Ground Floor Apartment Positioned on the Cusp of Lisburn City Centre just off the Knockmore Road
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Private Own Front Door Access with Further Communal Access
- Hallway with Two Built in Storage Cupboards
- Separate Living Room
- Kitchen Diner with Ample Space for Casual Dining
- Two Well Appointed Double Bedrooms
- Family Bathroom with Modern White Suite
- Two Allocated Car Parking Spaces with Further Visitor Parking
- Communal Bin Storage and Surrounding Patio Areas
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Ideal Investment Opportunity or First Time Buy
- Management Fee Approx £60 Per Month Via Charles White
- No Onward Chain
- Early Viewing Highly Recommended

Location:

Ayrshire Road is located between the Ballinderry Road and Knockmore Road, Lisburn.

Property Comprises

Ground Floor

Own private composite front door with peep-hole and frosted glass insets and glass top light to . . .

RECEPTION HALL: Radiator.

LIVING ROOM: 16' 2" x 16' 0" (4.93m x 4.88m) (at widest points). Dual aspect to front and side, low voltage recessed spotlighting.

KITCHEN/DINER: 14' 3" x 10' 0" (4.34m x 3.05m) (at widest points). Dual aspect to rear and side, laminate effect flooring, range of high and low level units, laminate worktops, stainless steel single drainer sink with side drainer and chrome mixer tap, built-in fridge freezer, access to Vokera gas boiler, four ring stainless steel gas hob with stainless steel splashback and extractor fan, ample space for casual dining, built-in dishwasher, built-in washing machine, low voltage recessed spotlighting.

HALLWAY: Access to communal area, double built-in storage cupboard/cloaks area, low voltage recessed spotlighting.

BEDROOM (1): 14' 8" x 11' 3" (4.47m x 3.43m) (at widest points). Outlook to front.

BEDROOM (2): 10' 3" x 9' 3" (3.12m x 2.82m) (at widest points). Outlook to rear, built-in clothes rail.

FAMILY BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap and tiled splashback, panelled bath with chrome mixer tap and telephone attachment, corner shower unit with uPVC cladded shower enclosure, chrome thermostatic control valve and telephone attachment, laminate flooring, chrome heated towel rail, frosted glass window, extractor fan.

