



This delightful, detached home is ideally located just off the Knockmore Road in one of Lisburn's most highly regarded and much sought after residential areas. The spacious accommodation is finished to a high standard and comprises; entrance hall with cloakroom/wc, lounge, open plan modern fitted kitchen with range of integrated appliances and dining room with access to rear garden. There are three, excellent sized bedrooms, one with ensuite shower room and modern bathroom suite.

The property has front lawns, driveway parking for two cars and beautifully landscaped rear gardens with; lawns, built in seating with well stocked beds and covered BBQ area ideal for entertaining.

The property is extremely convenient and within comfortable commuting distance to Belfast, other local towns and has the amenities in Lisburn City only a couple of minutes away. This recently built home is ready for a new buyer to enjoy.

Offers Over
£219,950

24 Ayrshire Drive,
Lisburn,
BT28 2YA

Viewing by
appointment
through agent
028 9066 3030

- Delightful, Recently Built Detached In Ideal Residential Location Minutes from Lisburn City Centre
- Spacious Entrance Hall with Cloakroom/wc
- Good Sized Lounge
- Modern Fitted Kitchen with Range of Integrated Appliances Open plan to Dining Room with Access to Rear Garden
- Three Well Proportioned Bedrooms, One with Ensuite Shower Room
- Modern Bathroom
- Gas heating / Double Glazed Windows
- Approx. Five Years Left on 10 Year NHBC Guarantee
- Convenient To Many Local Amenities in Lisburn City and Public Transport Links
- Beautifully Presented and Homely Throughout

The Property Comprises:

Ground Floor

Composite front door to:

ENTRANCE HALL: Laminate wood effect floor.

Under stairs storage.

CLOAKROOM/WC: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, ceramic tiled floor, extractor fan.

LOUNGE: 17' 9" x 11' 5" (5.41m x 3.48m) (at widest points). Laminate wood effect floor.

MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 18' 6" x 12' 2" (5.64m x 3.71m) (at widest points). Range of high and low level units, wood effect work surfaces, one and a half bowl stainless steel sink unit, integrated fridge/freezer, integrated dishwasher, integrated oven, four ring gas hob, stainless steel extractor fan. Integrated washer/dryer, gas boiler, part tiled walls, ceramic tiled floor, low voltage spotlights. uPVC door to rear.



First Floor

LANDING: Airing cupboard, access to roofspace (partly floored).

BEDROOM (1): 12' 11" x 11' 1" (3.94m x 3.38m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, fully tiled shower cubicle, ceramic tiled floor, low voltage spotlights. Extractor fan.

BEDROOM (2): 15' 0" x 9' 0" (4.57m x 2.74m) (at widest points).

BEDROOM (3): 9' 3" x 8' 11" (2.82m x 2.72m) (at widest points). Built-in robe.

MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback. Panelled bath with telephone hand shower. Fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

Outside

Driveway parking for two cars, front lawn.

Good sized rear gardens in lawns with beds in shrubs and bushes. Paved patio area, built-in seating and delightful covered barbeque area.



Location:

Turn off the Knockmore Road onto Sycamore Mews. Continue and turn right into Ayrshire Drive and the property is on your right.



Sizes And Dimensions Are Approximate. Actual May Vary.



Energy Rating

Epc Type: Domestic

Current: C78

Potential: C78

EPC Landmark Code: 2070-3161-8170-4702-1821

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	78	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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