



17 Belsize Meadows, Lisburn, BT27 4EH

Price Guide £195,000

Presented to an exceptional standard, we are pleased to offer for sale this beautiful semi-detached home in a much sought after residential development. The spacious accommodation comprises living room with feature stove, stunning kitchen open plan to dining area, three good sized bedrooms (master with en-suite) and contemporary family bathroom suite. Outside the property benefits from an enclosed rear garden in lawn with patio area and paved driveway to front providing ample parking. Gas fired central heating and PVC double glazing are also in place. Offering convenience to both Lisburn & Belfast City Centres along with the motorway network, we are sure this fine home will appeal to a range of prospective purchasers and therefore encourage early viewing.

- Beautifully Presented Semi - Detached Home
- Spacious Living Room With Feature Stove
- Downstairs W.C & Storage Under Stairs
- Gas Fired Central Heating / PVC Double Glazing
- Conveniently Located To Both Belfast & Lisburn City Centres
- Three Excellent Bedrooms (Master With En-suite Shower Room)
- Stylish Kitchen With Range Of Integrated Appliances & Island Open Plan To Dining Area
- Family Bathroom Comprising Bath & Walk In Shower
- Enclosed Rear Garden In Lawn With Patio Area, Paved Driveway To Front Providing Ample Parking
- An Ideal Home To The First Time Buyer Or Those Looking To Downsizing

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|-----------|---------|-----------|
| (92-100) A | (81-91) B | | |
| (69-80) C | (55-68) D | 77 | 77 |
| (39-54) E | (21-38) F | | |
| (1-20) G | | | |

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Glass panelled hardwood front door.

RECEPTION HALL



Tiled floor, storage under stairs.

LIVING ROOM 15'8" x 11'1" (4.8 x 3.4)



Feature stove with polished granite hearth.

KITCHEN 17'8" x 11'9" (5.4 x 3.6)



Beautiful range of high and low level units,

island, granite work surfaces, 4 ring gas hob, integrated oven, stainless steel extractor fan, integrated fridge / freezer, dishwasher & washing machine, tiled floor, recessed spotlighting. Patio doors.



DOWNSTAIRS WC

Low flush W.C, wash hand basin, tiled floor, part tiled walls.

ON THE FIRST FLOOR



Access to roof space via slingsby ladder.

BEDROOM ONE 11'5" x 10'5" (3.5 x 3.2)



BEDROOM THREE 8'6" x 8'2" (2.6 x 2.5)



ENSUITE



White suite comprising wall hung wash hand basin, low flush W.C, enclosed shower, chrome radiator.

BEDROOM TWO 8'10" x 8'10" (2.7 x 2.7)



BATHROOM



White suite comprising wall hung wash hand basin, low flush W.C, tiled bath, enclosed shower, recessed spotlighting, tiled floor, part tiled walls, chrome radiator.

OUTSIDE

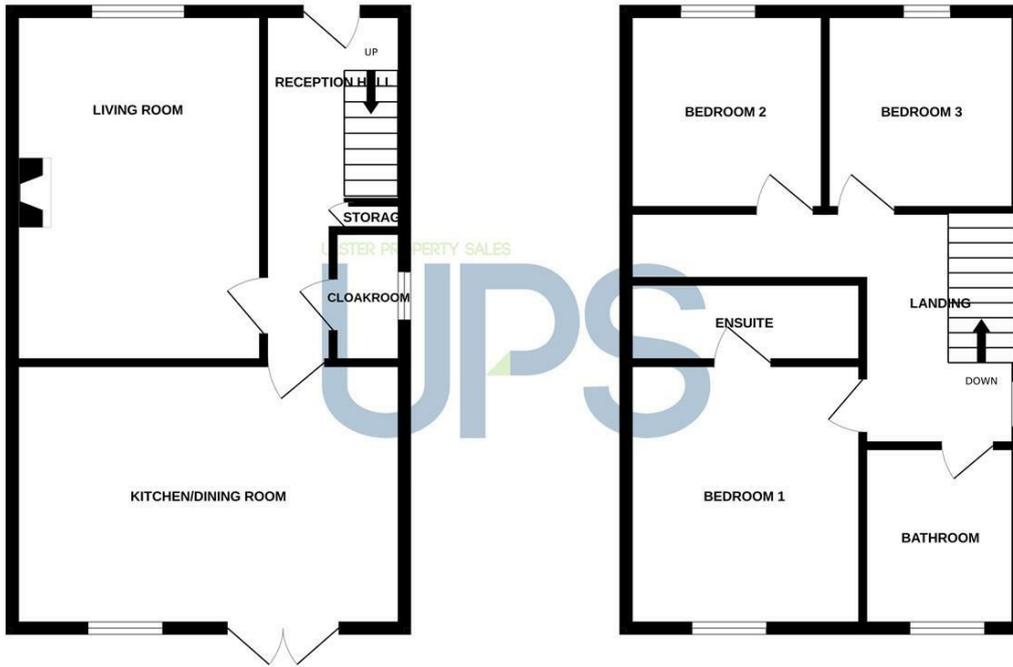


Enclosed rear garden in lawn with patio area. Paved driveway to front.

Floor Plan

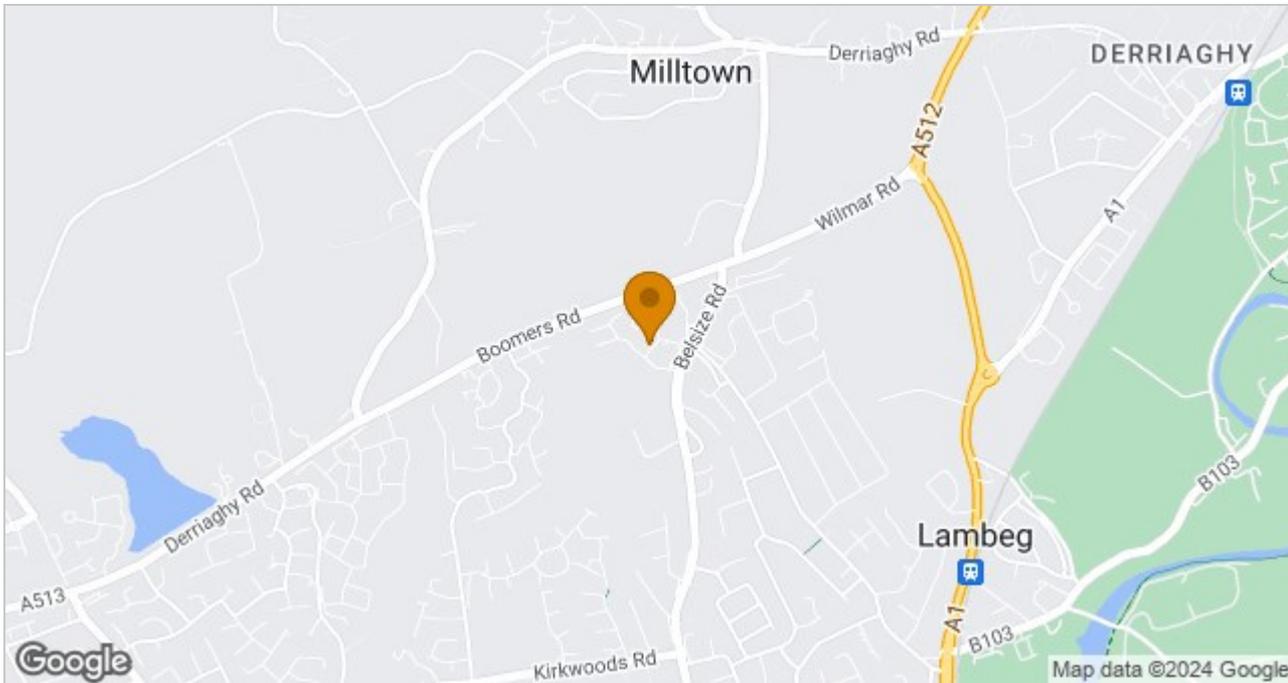
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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