

37 Ayrshire Meadows , Lisburn, BT28 2DU

This modern end townhouse would make an ideal first home and boasts a south facing rear garden which catches the sun throughout the day (when it shines!). Given the underpass between it and the adjoining property the only rooms connected are the two first floor bedrooms so any worries about noise on the ground floor are eliminated.

The property is just 3 years old and retains much of that "New home" feel, the benefits of modern fixtures and fittings and the remaining years of the build guarantee. It offers 3 well proportioned bedrooms, including a master with walk in dressing room & range of storage solutions, all with feature wood wall panelling, a family bathroom with both bath & separate shower cubicle, a ground floor lounge, kitchen/diner & WC. The kitchen is of particular note with its bold & modern navy finish, wood block worktops and generous range of built in appliances - perfect for those starting out with their first home. Externally there is parking for two vehicles to the front and a south facing garden to the rear in lawn with paved patio and feature wooden fencing.

The property benefits from uPVC double glazing & phoenix gas central heating and is conveniently located to Lisburn city centre, its wide range of local shops and amenities and commuter routes to Belfast and beyond. Internal viewing is highly recommended with nothing to do but move in and enjoy.

NB. This property is being sold on behalf of a family member of Grant Estate Agents staff.

Offers Over £189,950

37 Ayrshire Meadows

, Lisburn, BT28 2DU



- Modern, end townhouse - less than 3 years old
- Striking kitchen with dining area
- South facing rear garden in lawn with fencing & paved patio
- Nicely presented throughout
- 3 bedrooms - master with walk in wardrobe
- Family bathroom with bath & separate shower
- Tarmac driveway to front with 2 parking spaces
- Lounge
- Ground floor WC
- uPVC double glazing - Phoenix gas central heating

Entrance

Entrance hall

Lounge

15'6x13'5 (4.72mx4.09m)

Kitchen/diner

16'10x13'6 (5.13mx4.11m)

WC

7'6x3 (2.29mx0.91m)

Landing

Bathroom

9x6'6 (2.74mx1.98m)

Bedroom 1

11'4x10 (3.45mx3.05m)

Bedroom 2

13x10 (3.96mx3.05m)

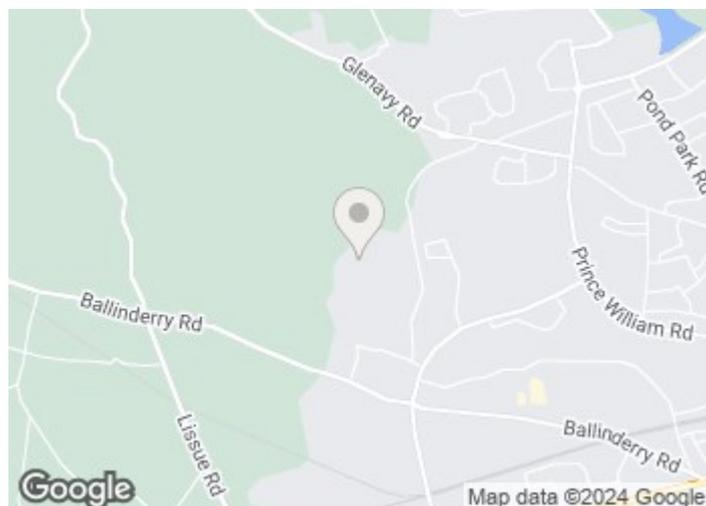
Bedroom 3

9'7x8'2 (2.92mx2.49m)

Outside

Tenure

Property misdescriptions

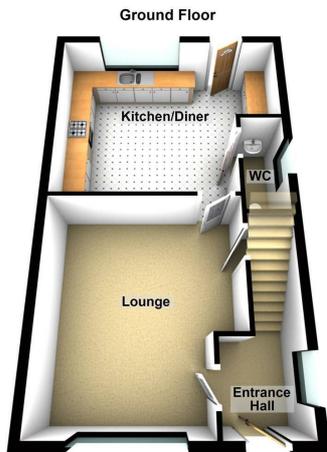


Directions

From Knockmore Road turn onto Brokerstown Road then right into Ayrshire Drive. Proceed to the end of the road then turn left in Ayrshire Road then left into Ayrshire Meadows and number 37 is first on the right.



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	83	83	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B	(81-91) B						
(69-80) C	(69-80) C						
(55-68) D	(55-68) D						
(39-54) E	(39-54) E						
(21-38) F	(21-38) F						
(1-20) G	(1-20) G						
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	