

simon**BRIEN**
RESIDENTIAL

5 Ayrshire Park,
Lisburn, BT28 2LT



Offers Over £149,500

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KEY FEATURES

- Attractive Mid Terrace Townhouse
- High Specification And Turnkey Finish Throughout
- Spacious Lounge
- Modern Fitted Kitchen With Integrated Appliances Open Plan To Dining Area With uPVC Door Leading Outside
- Three Generous Bedrooms
- Ground Floor WC
- Luxury Four Piece Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Double Tarmac Driveway Parking For Two Vehicles
- Fully Enclosed Rear Garden In Lawn With Paved Sitting Area
- Host Of Amenities Close By Including Lisburn City Centre Only Minutes Away
- Offering That Much More And Ideal For A Wide Range of Buyers

SUMMARY

This superb mid terrace townhouse occupies an excellent situation within the much sought after development of Ayrshire Park off the Brokerstown Road in Lisburn. It is extremely conveniently located with a host of amenities close by including Lisburn city centre being only minutes away.

The property offers spacious accommodation which benefits from bigger bedrooms with the space above the entry being available and it has been finished to a high standard throughout. This is enhanced by the many fine features both internally and externally with the property overall being ideally suited for modern day living.

Being in an area of high demand and the home still retaining that "turnkey" finish, this property really has to be viewed to appreciate all it has to offer.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed front door to...

ENTRANCE PORCH:

Low voltage spotlights. Door to...



LOUNGE:

16' 8" x 13' 3" (5.09m x 4.04m)

Laminate wood floor. Low voltage spotlights.

KITCHEN/DINING AREA:

16' 8" x 9' 9" (5.09m x 2.98m)

Range of high and low level units. Integrated fridge/freezer. Under bench electric oven and 4 ring ceramic hob. Stainless steel extractor fan. BEKO integrated washing machine. Integrated dishwasher. Blanco stainless steel sink unit. Vokera gas boiler. uPVC double glazed door leading outside. Ceramic tiled floor. Low voltage spotlights.

DOWNSTAIRS WC:

Low flush WC. Pedestal wash hand basin with splash tiling. Extractor fan. Ceramic tiled floor.





FIRST FLOOR

LANDING:

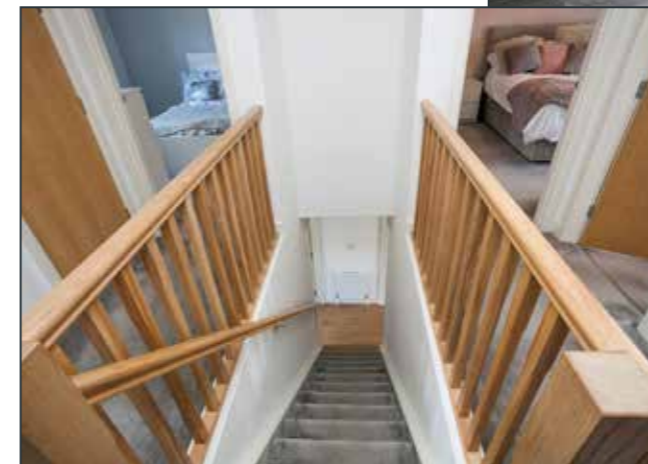
Access to roofspace. Storage cupboard.

MASTER BEDROOM:

15' 2" x 10' 9" (4.63m x 3.28m)

BEDROOM (2):

11' 7" x 11' 0" (3.53m x 3.35m)



BEDROOM (3):
10' 2" x 9' 7" (3.10m x 2.91m)

BATHROOM:

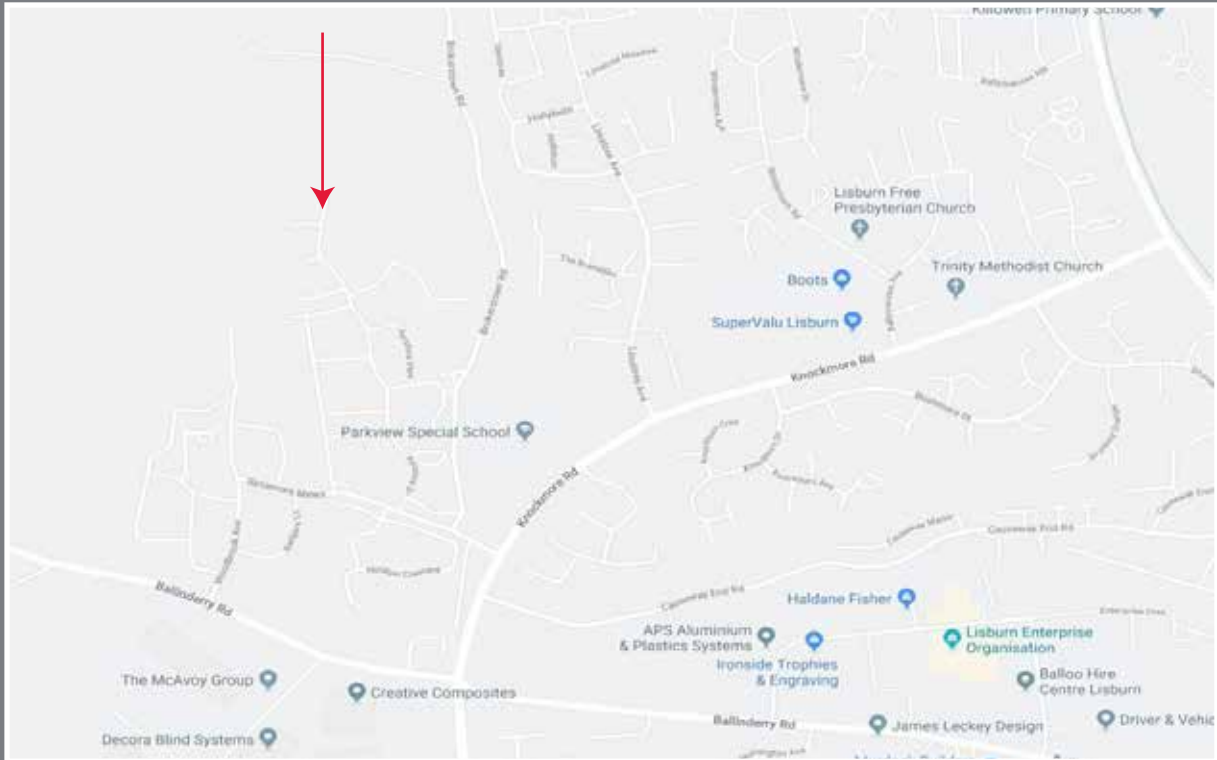
Low flush WC. Pedestal wash hand basin with floor to ceiling tiling. Panelled bath with tiled surround. Chrome heated towel rail. Double fully tiled shower. Extractor fan. Ceramic tiled floor.

OUTSIDE

Two tarmaced parking spaces to the front. Enclosed rear garden by timber fence in lawn with paved sitting area. Outside tap and light. Paved path under the house with access to the front.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/J/19/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	83	83
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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