



79 Mornington Gardens, Lisburn, BT28 2WB

Price Guide £165,000

Situated just outside Lisburn City Centre, this beautifully presented ground floor apartment is perfect for the first time buyer, young couple or investor alike. Finished to a high standard throughout, the apartment enjoys modern living at its best with a spacious open plan living and dining room, modern fitted kitchen with a range of integrated appliances, two excellent bedrooms (master with en-suite shower room) and a separate bathroom fitted with a modern white suite. The property is further enhanced by gas fired central heating, double glazing and designated car parking. Lisburn is a vibrant City that boasts a wealth of amenities to suit all. Offering easy access to the M1 motorway network, the location makes for a convenient commute to both Belfast and Dublin, along with proximity to a wide range of recreational amenities.

- Beautifully Presented Ground Floor Apartment
- Living Room Open Plan To Dining Area
- White Bathroom Suite
- Allocated Parking Space
- Immaculate Presentation Throughout
- Two Spacious Bedrooms (Master With En-suite Shower Room)
- Modern Kitchen With Range Of Integrated Appliances
- Gas Fired Central Heating / PVC Double Glazing
- Communal Gardens
- Convenient Location Close To Amenities & Excellent Transport Links

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		79	79
(55-68) D			
(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

Communal entrance.

ENTRANCE

Hardwood front door.

RECEPTION HALL



Wooden floor. Storage. Intercom.

LIVING / DINING 28'2" x 12'7" at widest point (8.61 x 3.84 at widest point)



Wooden floor.



KITCHEN 10'11" x 8'11" (3.35 x 2.73)



Excellent range of high and low level units, integrated appliances to include fridge / freezer, oven with gas hob, stainless steel extractor fan, washing machine, single drainer stainless steel sink unit with mixer tap, part tiled walls, tiled floor.

BEDROOM ONE 14'8" x 11'8" (4.49 x 3.57)



Wooden floor, double doors to gardens.

ENSUITE

Fully tiled suite with shower enclosure, wash hand basin, low flush W.C.

BEDROOM TWO 11'2" x 9'2" (3.41 x 2.80)



Wooden floor.

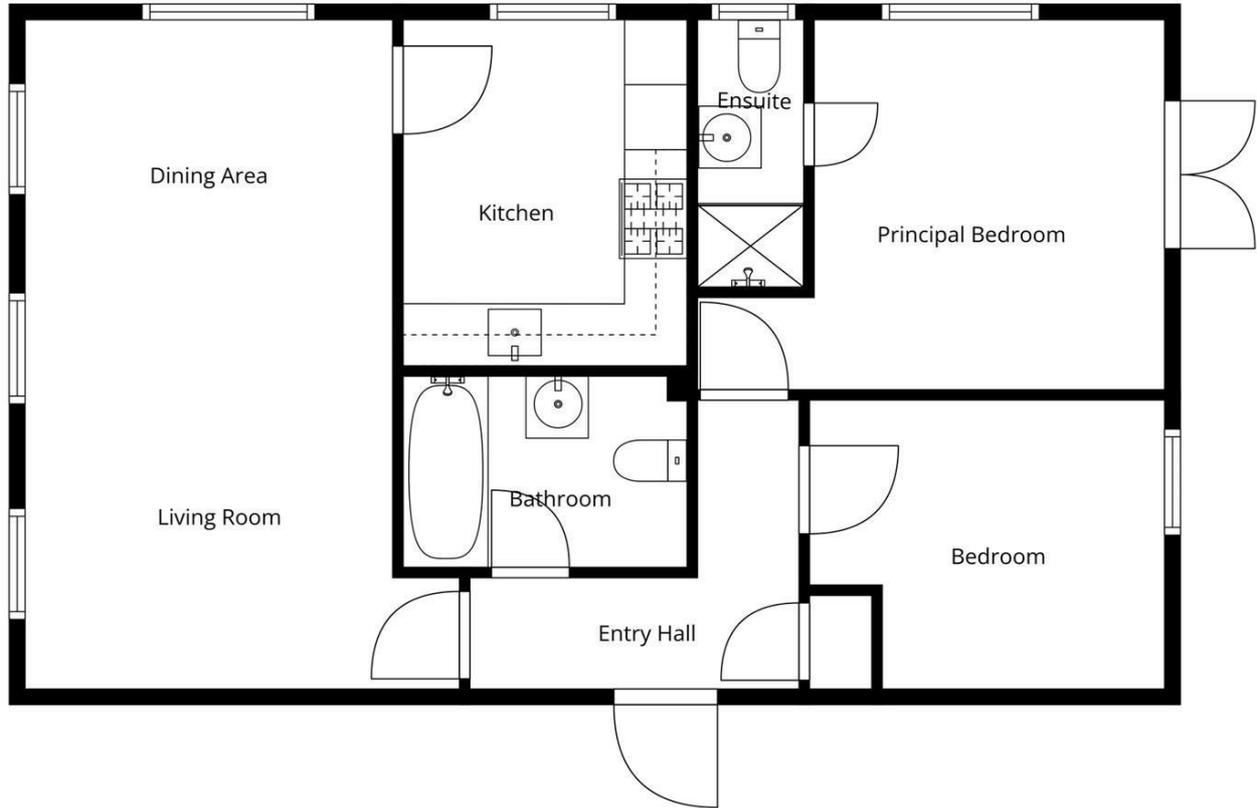
BATHROOM

Fully tiled white suite comprising bath, wash hand basin, low flush W.C, tiled floor.

OUTSIDE

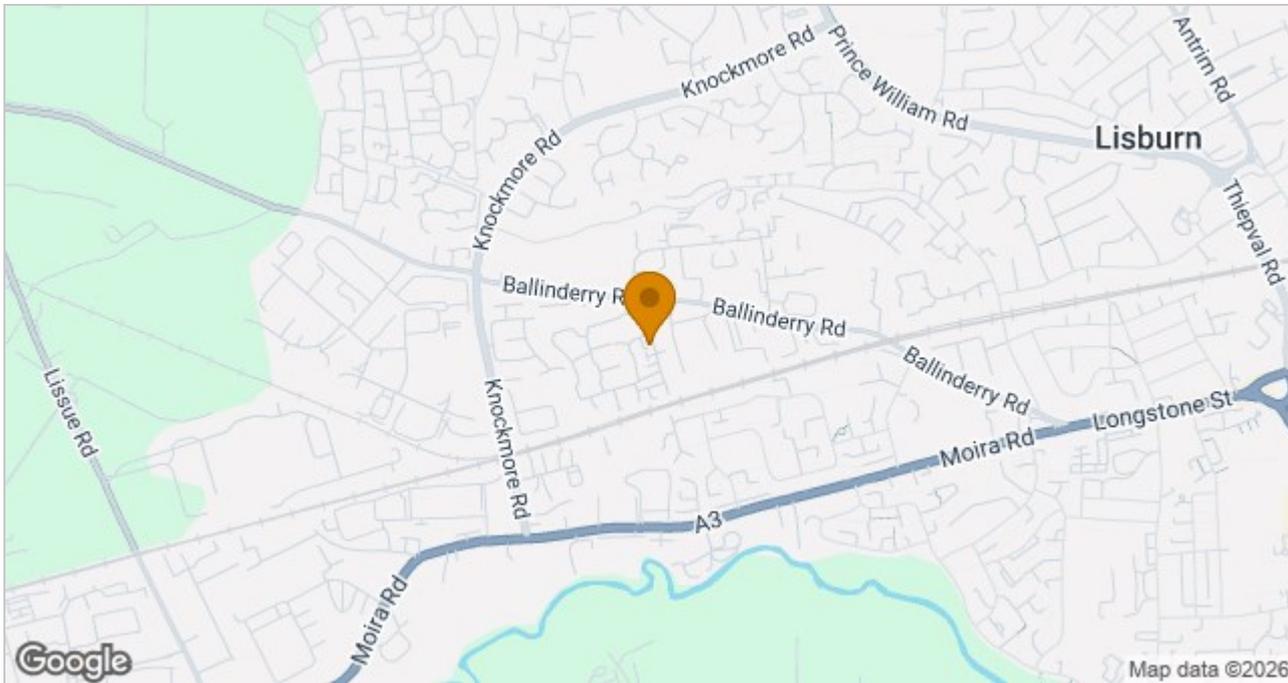
Communal gardens and allocated parking.

Floor Plan



Sizes And Dimensions Are Approximate. Actual May Vary.

Area Map



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.

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