



We are delighted to bring to the market this superb low maintenance four bedroom duplex apartment positioned on the cusp of Lisburn City Centre. The address offers ease of access for the city commuter to both Belfast and Lisburn City Centre with doorstep convenience to a range of local shops, schools and eateries.

In short, the property comprises of a communal reception hall, hallway with built in storage, open plan kitchen living dining room and four bedrooms over two floors with the fourth bedroom currently being used as an office space. The property provides a further two luxurious bathrooms, one as a Jack and Jill en-suite and a spacious walk in wardrobe with excellent additional storage.

The property further benefits from double glazing throughout, gas fired central heating, a part floored roofspace, excellent built in storage, private communal gardens to the rear and two private allocated car parking spaces.

With an excellent potential rental return, generous living accommodation and low maintenance throughout, we are sure this property will be a popular choice amongst buyers. We recommend viewing at your earliest convenience.

Offers Over  
£199,950

26 Linen Mews,  
Lisburn,  
BT28 3WU

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Viewing by  
appointment  
through agent  
028 9066 3030



- Superbly Presented Four Bedroom Duplex Apartment on the Cusp of Lisburn City Centre
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Four Excellent Bedrooms, Fourth Bedroom Currently Used as an Office Space
- Open Plan Kitchen Living Dining Space
- Main Bedroom with Jack and Jill Door to En-Suite Bathroom
- Separate Walk in Wardrobe with Additional Built in Storage
- Family Bathroom with Modern White Suite
- Additional Built in Storage Throughout
- Access to Roofspace Providing Excellent Additional Storage
- Two Allocated Car Parking Spaces
- Private Communal Garden to Rear with Mature Outlook
- Ideal Investment Opportunity, Downsize or First Time Buy
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

Own front door with stairs to:

First Floor

ENTRANCE HALL: Hardwood front door.

Laminate wood effect floor, generous built-in storage cupboard.

Stairs to:

Second Floor

LANDING: Intercom system and alarm system

First Floor

L-SHAPED KITCHEN/DINER: 20' 4" x 20' 2" (6.2m x 6.15m) (at widest points). Dual aspect windows to front and side. Bespoke fully fitted with range of high and low level units, laminate work tops, single drainer stainless steel sink unit with chrome mixer taps, part tiled walls, tiled floor. Access to Vaillant gas boiler. Integrated stainless steel gas hob, integrated oven and grill, extractor fan, integrated washer/dryer, integrated dishwasher. Additional larder storage. Space for casual dining. Low voltage spotlights.



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FAMILY BATHROOM: Modern white suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, corner shower cubicle with glass bi-folding shower screen. Fully tiled shower enclosure with chrome thermostatic control valve, telephone hand shower, part tiled walls, tiled floor. Floating wash hand basin with part pedestal and chrome mixer tap. Chrome heated towel rail, frosted window, low voltage spotlights. extractor fan.



BEDROOM (3): 14' 6" x 10' 3" (4.42m x 3.12m) (at widest points). Outlook to side. Laminate wood effect flooring.

BEDROOM (4)/OFFICE: 9' 8" x 9' 8" (2.95m x 2.95m) (at widest points). Outlook to side. Laminate wood effect flooring.



Stairs to:  
Second Floor  
LANDING:

BEDROOM (1): 20' 6" x 8' 6" (6.25m x 2.59m) (at widest points). Dual aspect to side and front. Laminate wood effect flooring.



Door to:

WALK-IN WARDROBE: 9' 5" x 7' 0" (2.87m x 2.13m) (at widest points). Velux window. Laminate wood effect floor. Range of built-in storage.



BEDROOM (2): 15' 0" x 8' 5" (4.57m x 2.57m) (at widest points). Velux window. Laminate wood effect flooring. Access hatch to fully floored roofspace with light and power via Slingsby ladder.



Dual door from Bedroom (2) and Bedroom (1) to:

ENSUITE BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, bidet with chrome mixer tap, fully tiled walls, tiled floor. Panelled bath with chrome mixer tap and telephone attachment, chrome heated towel rail. Corner shower cubicle with bi-folding shower screen, fully tiled, chrome thermostatic control valve and telephone attachment, low voltage spotlights, extractor fan. Velux window. Additional storage into eaves.



Outside

Two allocated car parking spaces.

Communal gardens.



Management company

To be confirmed.

Management Fee:

To be confirmed

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Floor 2

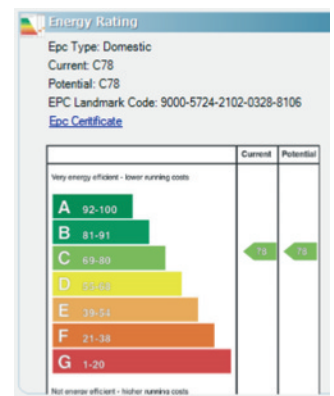


Floor 1

## Location:

Linen Mews is located off Pond Park Road, number 26 is located at the entrance on the right hand side.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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