



## **2 MAGHERALAVE GRANGE, LISBURN, BT28 3BZ**



- A Most Impressive And Exceptionally Well Presented Detached Residence Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location
- The Property Has Been Extensively Upgraded And Extended To Offer Spacious And Adaptable Family Accommodation Extending To Approximately 2211 Square Feet
- Extended Family Room With Double Doors To South Facing Rear Garden And Patio
- Separate Lounge With Marble And Cast Iron Fireplace
- Extended And Luxury Fitted Kitchen And Dining Area With Integrated Appliances
- Home Office / Utility Room / Cloakroom With Low Flush Suite
- Five Bedrooms (One With Walk In Dressing Room And Luxury Shower Room En Suite)

**PRICE: OFFERS IN THE REGION OF £499,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D58**

**REF:HG19032683DL**

- Luxury Bathroom With Large Shower Cubicle And Power Shower
- Enclosed And South Facing Rear Garden / Asphalt Driveway And Parking Area
- Oil Fired Central Heating With Condensing Type Boiler
- Recently Fitted PVC Double Glazed Windows And External Doors
- Bespoke Hardwood Panelled Entrance Door
- PVC Fascias And Soffits / Oak Panelled Internal Doors
- Prime Location Convenient To Excellent Schools For All Ages And Easy Commuting To M1 Motorway And South Belfast

## ACCOMMODATION:

Measurements are approximate

**ENTRANCE HALL:** Hardwood panelled entrance door with leaded and stained glass window. Wood effect ceramic tiled floor. Plaster cornice.

## SPACIOUS LOUNGE: 5.42m (17'9") x 4.00m (13'1")

Marble fire surround with cast iron and tiled inset. Polished granite hearth. Oak effect laminated timber floor. Plaster cornice and ceiling rose.

## EXTENDED FAMILY ROOM: 6.26m (20'6") x 4.35m (14'3")

Herringbone design oak effect laminated timber floor. PVC double glazed double doors leading to patio and south facing rear garden. Recessed spotlights.

## EXTENDED AND LUXURY FITTED KITCHEN/DINING AREA: 6.26m (20'6") x 4.17m (13'8")

Excellent range of high and low level units. Island unit. Inset single drainer stainless steel sink unit with swan neck mixer tap. Dual hotpoint integrated ovens. Touch control induction hob with extractor canopy. Porcelain tiled floor. Recessed spotlights. PVC double glazed back door.

## STUDY/HOME OFFICE 3.06m (10'0") x 2.60m (8'6")

**UTILITY ROOM:** Built in units and worksurface. Plumbed for washing machine. Porcelain tiled floor. PVC double glazed back door.

**CLOAKROOM:** Low flush suite. Close couple low flush WC. Vanity unit with wash hand basin. Mono style mixer tap. Tiled splashback. Porcelain tiled floor.



## FIRST FLOOR

**BEDROOM (1):**  
4.09m (13'5") x 4.00m (13'1")

**ADJOINING DRESSING ROOM**  
3.03m (9'11") x 2.27m (7'5")

### LUXURY SHOWER ROOM EN SUITE:

Large shower cubicle with Mira electric shower. Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Close couple low flush WC. Recessed spotlights.

**BEDROOM (2):** 4.36m (14'4") x 3.16m (10'4")

**BEDROOM (3):** 4.36m (14'4") x 3.17m (10'5")

**BEDROOM (4):** 3.00m (9'10") x 2.95m (9'8")

**BEDROOM (5) OR STUDY:** 3.00m (9'10") x 2.03m (6'8")

Built in robe.

**LUXURY BATHROOM:** Large shower cubicle with Mira power shower. Bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush WC. Recessed spotlights. Tiled floor. Chrome finish heated towel rail. Separate large hotpress.

**ROOFSpace:** Wooden folding ladder to partly floored roofspace.

**OUTSIDE:** Asphalt driveway and parking areas to front. Enclosed and south facing rear garden laid in lawn and brickset patio area.

**TENURE:** We have been advised the tenure for this property is leasehold and the annual ground rent is £40, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2025 to March 2026 £1501 tbc

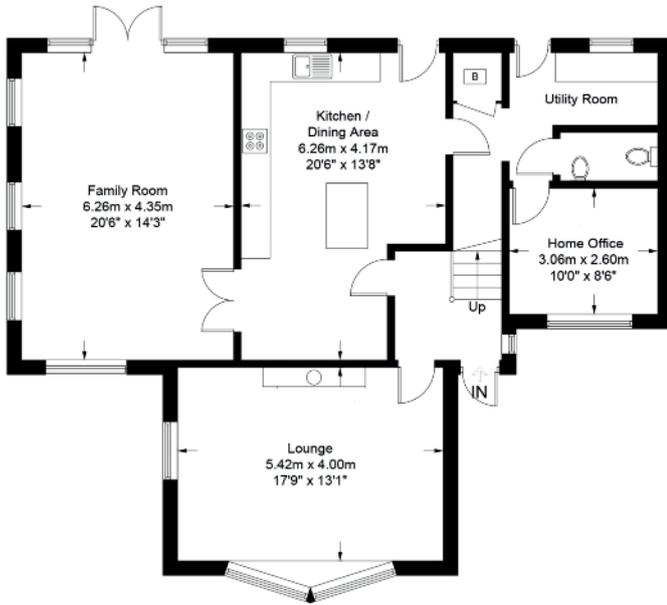
**DIRECTIONS:** From Kirkwoods Road turn into Magheralave Road, then turn left into Magheralave Grange, number 2 is on the left.

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## 2 Magheralave Grange, Lisburn

Approximate Gross Internal Area = 205.4 sq m / 2211 sq ft



**Ground Floor**  
1109 sq ft / 103.0 sq m



**First Floor**  
1102 sq ft / 102.4 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1284297)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

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