



I MEADOWVALE, LISBURN, BT27 5RX



- A Most Attractive And Spacious Detached Four Bedroom Bungalow Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location
- Spacious Lounge With Fireplace And Bay Window
- Extended Family Room
- Spacious Kitchen/Dining Area / Utility Room With Adjoining WC
- Four Bedrooms (One With Shower Room En Suite)
- Luxury Bathroom With White Suite To Include Bath And Shower Cubicle
- Large Integral Garage With Remote Control Roller Shutter Door (Newly Fitted August 2024)

PRICE: OFFERS IN THE REGION OF £325,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F35

REF:DL21052675HG

- Cul De Sac Setting With Private Aspects
- Oil Fired Central Heating System With Condensing Type Boiler (Newly Fitted 2024)
- This is rare opportunity to acquire one of these highly desirable bungalows within this prime location close to Sprucefield and Lisburn, we strongly recommend early viewing.

ACCOMMODATION:

Measurements are approximate

OPEN ENTRANCE PORCH:

Hardwood panelled entrance door. Tiled floor.

ENTRANCE HALL:

Oak effect laminated timber floor. Built in cloaks storage cupboard.

SPACIOUS LOUNGE:

6.22m (20'5") x 3.95m (13'0")

Measurement taken into bay window. Stone built fireplace and hearth. Piranha pine ceiling. Wall light points.

EXTENDED FAMILY ROOM

5.60m (18'4") x 3.35m (11'0")

SPACIOUS KITCHEN AND DINING AREA:

4.17m (13'8") x 3.91m (12'10")

Range of high and low level units. Bowl and a half stainless steel sink unit with mixer tap. Integrated hotpoint double oven and ceramic hob. Extractor hood in stainless steel canopy. Part tiled walls. Oak effect laminated timber floor. Plumbed for dishwasher.

UTILITY ROOM:

3.34m (10'11") x 2.74m (9'0")

Measurement taken to widest points. Built in units. Plumbed for washing machine. Adjoining WC and wash hand basin. Access to double garage.



BEDROOM (1):

3.95m (13'0") x 3.35m (11'0")

Measurement to include range of built in robes.



SHOWER ROOM EN-SUITE: Tiled shower cubicle with thermostatic shower. Vanity unit with wash hand basin. Close couple low flush WC. Part tiled walls.



BEDROOM (2): 3.96m (13'0") x 2.72m (8'11")

Measurement to include built in robe.

BEDROOM (3): 3.62m (11'11") x 2.74m (9'0")

Measurement to include built in robe. Laminated timber floor.



BEDROOM (4): 3.65m (12'0") x 2.72m (8'11")

LUXURY BATHROOM WITH WHITE SUITE: Panelled bath. Mixer tap. Vanity unit with wash hand basin. Mono style mixer tap. Shower cubicle. Grohe thermostatic shower. Close couple low flush WC. Tiled walls. Ceramic tiled floor. Separate hotpress.



OUTSIDE:

Spacious and private cul de sac setting with well stocked and mature gardens laid in lawns with a wide variety of trees and shrubs. Tarmac driveway. Paved patio area. PVC oil storage tank. Outside tap and light.

LARGE INTEGRAL GARAGE: 6.14m (20'2") x 4.74m (15'7")

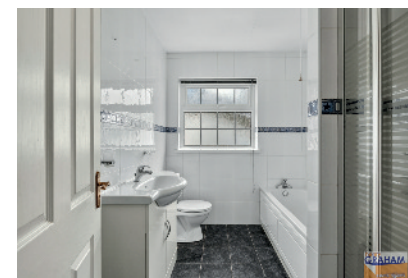
Measurements taken to widest points. Insulated remote control roller shutter door (newly fitted August 2024). Warmflow condensing type boiler. Water tap. Light and power. Aluminium extending ladder to loft storage area.



TENURE: The tenure for this property is leasehold for a term of 10,000 years from 1975 subject to a nominal annual ground rent of one penny.

RATES PAYABLE: For period April 2026 to March 2027 £2,381

DIRECTIONS: From Ravernet Road turn into Hillsborough Old Road, Meadowvale is on the left.



1 Meadowvale, Lisburn

Approximate Gross Internal Area = 173.8 sq m / 1871 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301953)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	35 F	
1-20	G		

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