



**6 HARRYVILLE COURT,
HILLSBOROUGH OLD ROAD,
LISBURN, BT27 5WE**



- A Most Outstanding And Exceptionally Well Presented Top Floor Apartment Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location
- Spacious Accommodation With Stylish And Contemporary Decoration And Finishes Throughout
- Bright And Spacious Lounge And Dining Area With Double Doors To Balcony With Panoramic Views
- Open Plan And Recently Fitted Luxury Kitchen With Range Of Integrated Appliances
- Two Good Sized Bedrooms (One With Newly Fitted Boudoir Bathroom En Suite)
- Recently Upgraded And Contemporary Black Shower Room With Large Walk In Shower Enclosure And Feature Marble Vein Tiling

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C79

REF:DLI7042608HG

- Gas Fired Central Heating And PVC Double Glazing
- Excellent C79 Energy Efficiency Rating
- A truly stunning top floor apartment offering spacious accommodation and bespoke styling with many unique features throughout. The location is perfect for commuting with easy access to Sprucefield A1/MI Motorway links, we strongly recommend early viewing.



ACCOMMODATION Measurements are approximate

ENTRANCE HALL: Walnut effect laminated timber floor in herringbone design. Built in storage cupboard with light. Large roof window.

OPEN PLAN LOUNGE AND DINING AREA:
5.72m (18'9") x 3.30m (10'10")

PVC double glazed double doors leading to balcony with panoramic views. Walnut effect laminated timber floor in herringbone design. Roof window over dining area. Open plan to luxury kitchen.



RECENTLY FITTED LUXURY KITCHEN:
3.70m (12'2") x 2.40m (7'10")

Measurements taken to widest points. Range of integrated appliances. Range of built in units. Charcoal unit doors with brushed brass handles. Dekton worktops and dining bar. Integrated oven and gas hob. Recessed sink with brushed brass swan neck mixer tap. Plumbed for washing machine. Integrated fridge freezer and dishwasher. Double unit with workstation. Butchers block worktop. Roof window. Recessed spotlights.



BEDROOM (1): 3.60m (11'10") x 3.40m (11'2")

Walnut effect laminated timber floor in herringbone design. Large window with fanlight above and panoramic views.

LUXURY BATHROOM EN-SUITE:

Freestanding bathtub with mixer tap and shower attachment. Pedestal wash hand basin. Mixer tap. White sanitaryware with brushed brass anodised taps. Low flush WC. Brushed brass heated towel rail. Recessed spotlights. Panelled walls. Porcelain tiled floor.



BEDROOM (2): 3.26m (10'8") x 3.10m (10'2")

Large roof window. Walnut effect laminate floor in herringbone design.

LUXURY SHOWER ROOM:

White sanitaryware with satin black fittings. Large walk in shower enclosure. Thermostatic shower attachment and drencher head. Vanity unit with circular washbowl and mono style mixer tap. Close couple low flush WC. Satin black towel rail. Storage recess. Feature contemporary wall and floor tiling. Roof window.



TENURE: The tenure for this property is leasehold and the ground rent is included in the service charge, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2025 to March 2026 £1,228

SERVICE CHARGE: A service charge of £1000 was paid in 2025, this year the service charge had to be increased to £1500 to cover additional roof repairs, we have been advised the service charge should be less next year, we recommend the purchaser and their solicitor confirm the cost and inclusions.



DIRECTIONS: From Hillsborough Old Road turn into Harryville Park, Harryville Court is on the right.

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6 Harryville Court, Lisburn

Approximate Gross Internal Area = 78.0 sq m / 839 sq ft

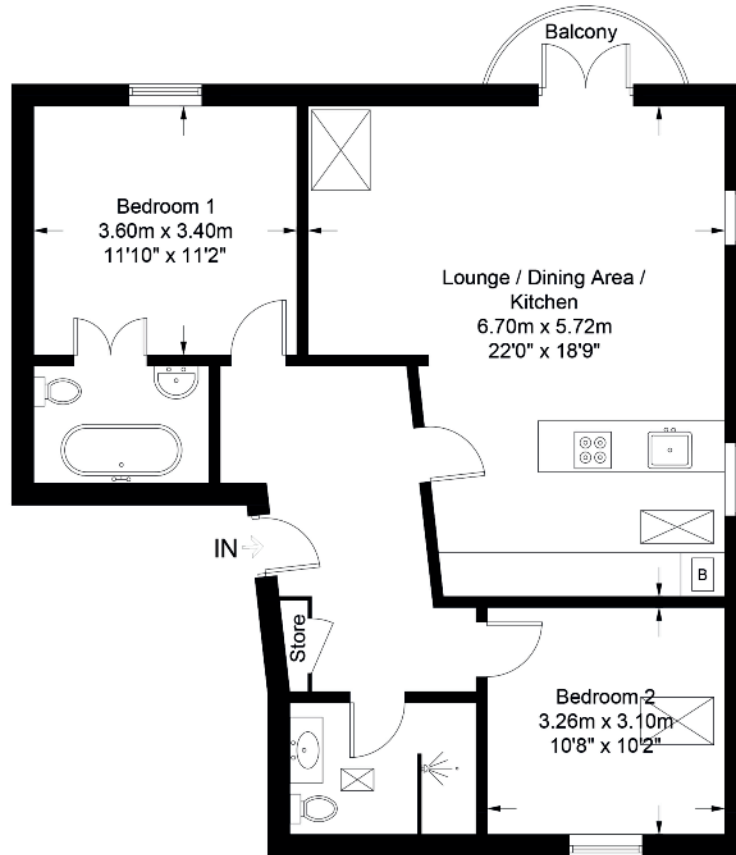
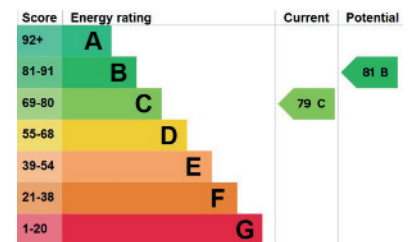


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286823)



VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

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