

simonBRIEN
RESIDENTIAL

47 Plantation Avenue,
Lisburn, BT27 5BL



Offers Over £199,950

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KEY FEATURES

- Superb Semi-Detached Property In A Popular Convenient Location
- Luxury Fitted Kitchen Open Plan To Dining / Living Area With Double uPVC Doors Leading Outside
- Three Well Proportioned Bedrooms
- Spacious Bright Lounge With Feature Fireplace
- Modern Bathroom Suite
- uPVC Double Glazed Windows
- PVC Facia Boards
- Gas Central Heating
- Driveway Parking To The Front & Enclosed Rear Gardens In Lawn With Paved Sitting Area
- Detached Garage
- Extremely Convenient To Amenities In Hillsborough & Lisburn Including Leading Schools



SUMMARY

Simon Brien Residential are delighted to offer this immaculately presented three bedroom semi-detached home which is finished to an excellent standard throughout. Situated in the quiet residential area off the Saintfield road in Lisburn, The property is ideal for commuters with the M1, Belfast City, and the International Airport being only a short drive away. There is also a host of local amenities and schools in the immediate area, making this an ideal purchase.

Internally, the accommodation comprises three bedrooms, well-appointed lounge, a superb open plan kitchen, / dining / living area and modern bathroom. Externally the property has driveway parking for several vehicles, garden, and a detached garage.

This property really has to be viewed to appreciate all it has to offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE:

Wooden glazed front door leading to:

RECEPTION HALL:

Under stairs storage cupboard plumbed for washing machine. 'Worcester' gas boiler.

LIVING ROOM:

11' 9" x 10' 12" (3.58m x 3.34m)

Laminate wooden floor. Solid wooden fireplace with tiled hearth. Corniced ceiling and ceiling rose.



**KITCHEN OPEN PLAN TO DINING / LIVING AREA:
22' 8" x 16' 2" (6.92m x 4.93m)**

Range of high and low level units. Double eye level oven. 4 ring induction hob with stainless steel and glass extractor fan. Integrated dishwasher. 'Schock' 1.5 inset sink unit. Partially tiled walls. Laminate wooden floor. Skylight. Low voltage spotlighting. Double uPVC doors leading to outside.



FIRST FLOOR

LANDING:

**MAIN BEDROOM:
11' 7" x 9' 11" (3.52m x 3.02m)**



**BEDROOM (2):
11' 7" x 10' 3" (3.53m x 3.12m)**

**BEDROOM (3):
8' 0" x 6' 11" (2.45m x 2.10m)**

Built-in wardrobe.

SHOWER ROOM:

Low flush WC. Pedestal wash hand basin. Bath with shower above. Partially tiled walls. Ceramic tiled floor.

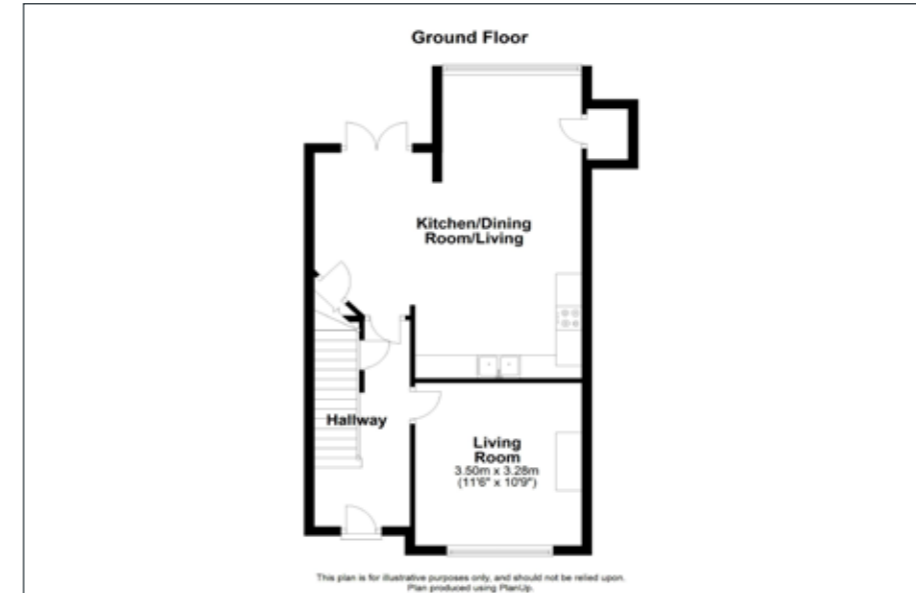


OUTSIDE

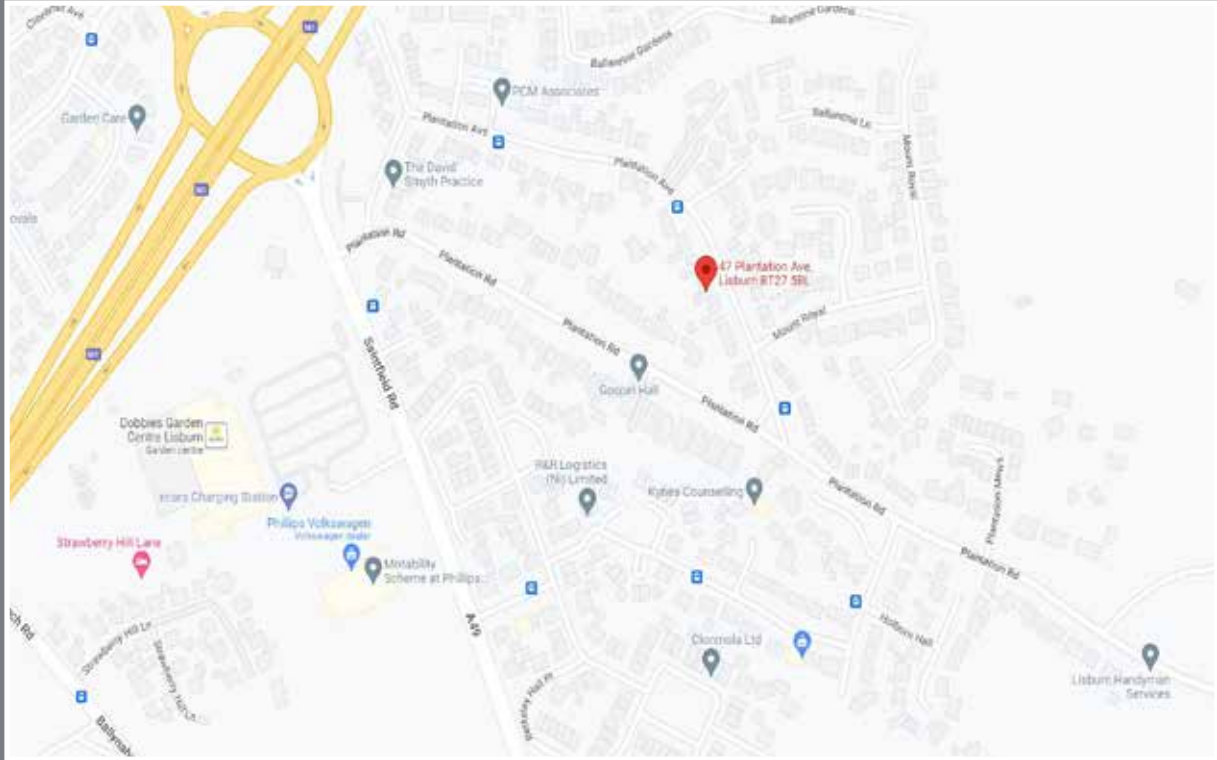
Brick pillars leading to tarmac driveway with parking for several cars. Front garden in lawn with a selection of plants and shrubs. Enclosed rear garden in lawn with paved sitting area. Wooden shed.

DETACHED GARAGE:
17' 7" x 9' 4" (5.37m x 2.85m)

Power and light.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/F/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	70 C
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2060-6921-0120-6500-8825

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