

simon**BRIEN**  
RESIDENTIAL

128 Causeway Meadows,  
Liburn, BT28 2GE



Asking Price £255,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Superb Extended Detached Property In A Popular Development
- Spacious Lounge with Feature Fireplace – French Doors to Family Room / Dining Room
- Modern Fitted Kitchen with Integrated Appliances & Separate Utility Room
- Study / Office With Downstairs Shower Room Off It
- Four Generous Bedrooms including Master with Modern Ensuite Shower Room
- Modern Family Bathroom
- Newly Fitted Gas Central Heating
- uPVC Double Glazed Windows
- Private & Enclosed Rear Garden
- Tarmac Driveway
- Extremely Convenient to Local Transport Links & Leading Schools
- Lisburn City Centre and many Local Amenities are just Minutes Away
- Ideally Situated for a wide range of buyers, Early Viewing is Recommended



## DESCRIPTION

A well-presented extended detached property situated within this desirable development, just off the Causeway End Road. This quiet location is only minutes from Lisburn City Centre and a wide range of other amenities including leading schools.

The property offers 4 generous bedrooms, ensuite, bathroom, lounge, family room, kitchen, office with shower room off it. It is suited for modern family living whilst benefiting from a high standard of finish throughout.

This excellent home will appeal to a host of potential interests as it offers so much in the way of location, accommodation, and specification. Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Wooden front door with double glazed insets. Tiled floor.



## LOUNGE:

16' 9" x 12' 8" (5.11m x 3.86m)

Open fire with tiled hearth and pine mantle. Wood flooring. Double panel radiator. French doors to dining room.



**FAMILYROOM/DINING ROOM:**  
12' 7" x 10' 1" (3.84m x 3.07m)

Wood flooring. Double panel radiator.  
Double doors to rear.





**KITCHEN/DINING AREA:**  
**14' 0" x 13' 8" (4.27m x 4.17m)**

High and low level fitted units. One and a half bowl ceramic sink unit and drainer. NEFF Built-in double oven. Four ring ceramic hob unit and extractor hood. Part tiled walls. Double panel radiator. Built in refrigerator. Built-in dishwasher.



**DOWNSTAIRS SHOWER ROOM:**

Low flush WC. Wall-mounted wash hand basin with hot and cold taps. Shower cubicle with sliding screen doors. Fully tiled walls. Tiled floor.

Stairs to first floor landing.

**FIRST FLOOR**

**LANDING:**

Low voltage spot lights, access to partly floored roof space. Hot-press with Worcester gas boiler

**MASTER BEDROOM:**

**12' 9" x 11' 5" (3.89m x 3.48m)**

Wood flooring. Single panel radiator. Built-in sliding wardrobe.



**UTILITY ROOM:**

**9' 7" x 4' 9" (2.92m x 1.45m)**

High and low level fitted units. stainless steel sink unit and drainer. Plumbed for washing machine and dryer. Single panel radiator. Tiled floor. Part tiled walls.

**STUDY/OFFICE:**

**16' 8" x 10' 0" (5.08m x 3.05m)**

Double panel radiator. Wood flooring.



**ENSUITE SHOWER ROOM:**

Low flush WC. Pedestal wash hand basin with hot and cold taps. Shower cubicle with sliding screen doors. Fully tiled walls. Tiled floor. Single panel radiator.

**BEDROOM (2):**  
**10' 9" x 10' 8" (3.28m x 3.25m)**  
 Single panel radiator.



**BEDROOM (3):**  
**12' 4" x 7' 2" (3.76m x 2.18m)**  
 Wood flooring. Single panel radiator.



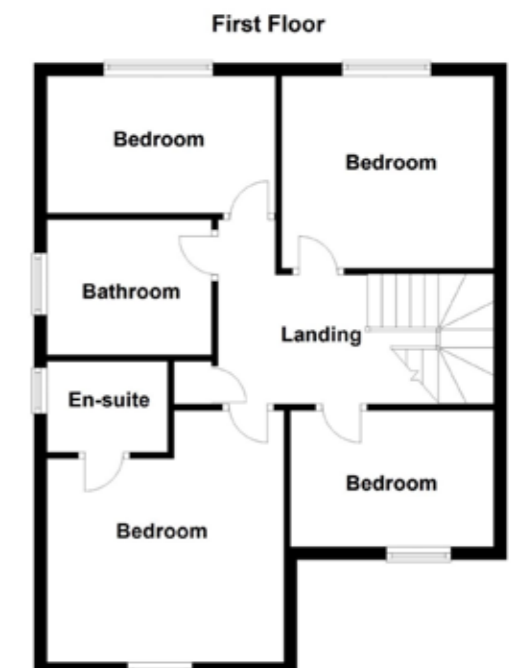
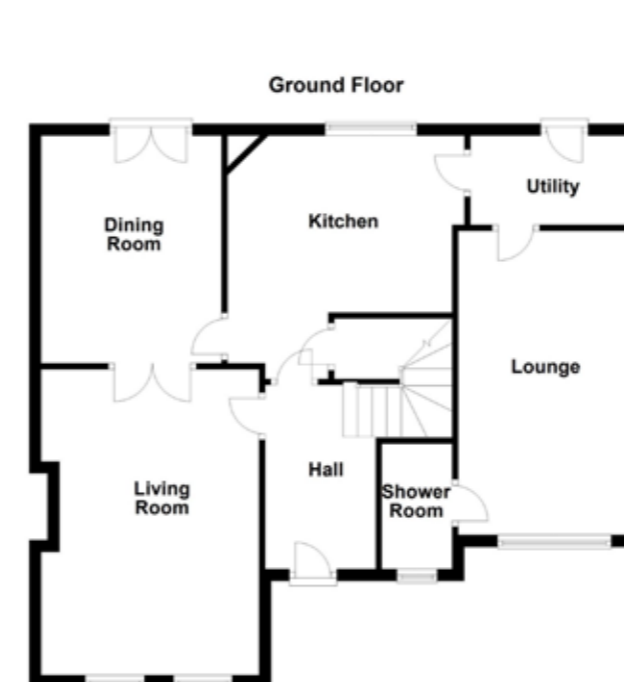
**BEDROOM (4):**  
**10' 4" x 5' 11" (3.15m x 1.8m)**  
 Single panel radiator.



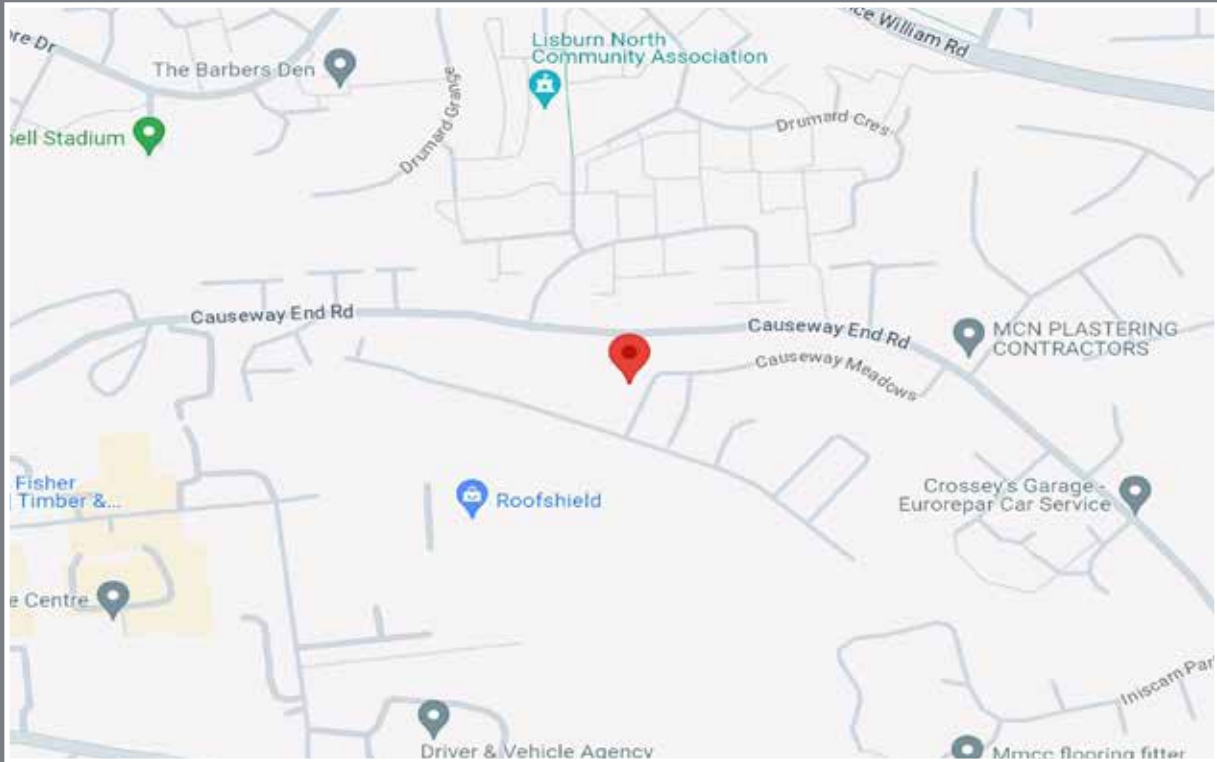
**BATHROOM:**  
 White suite comprising low flush WC, pedestal wash hand basin with hot and cold taps. Freestanding bath with mixer tap and telephone shower attachment. Tiled floor. Double panel radiator.



**OUTSIDE**  
 Tarmac driveway to front. Paved path. Side gate entry. Paved patio to rear. Rear lawn with raised beds. Bordered by fence affording good privacy. Water tap. Outside lighting. 8 x10 garden shed.



# 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](http://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/24/SD



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