

simon**BRIEN**
RESIDENTIAL

1 Blaris Drive,
Lisburn, BT27 5FT



Offers Around £169,950

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DESCRIPTION

We are delighted to bring to the market this well-proportioned two-bedroom ground floor apartment with own door access located just off Blaris Road in Lisburn. Recently constructed to a high specification throughout, the location offers ease of access for the city commuter to Belfast City Centre and both Belfast Airports. The property is also within close proximity to Lisburn City Centre, Sprucefield Shopping Centre and Hillsborough Village.

In short the property comprises of: own door access, spacious hallway with two built in storage cupboards, two double bedrooms with built in Starplan furniture, main bedroom with luxurious en-suite shower room, separate family bathroom and a spacious open plan kitchen living dining room with square bay window and bespoke fully fitted kitchen.

The property further benefits from UPVC double glazing, gas fired central heating, a fresh air filtration system, an allocated private car parking space with additional visitor parking and a private rear patio garden with southerly aspect.

With generously proportioned room sizes, bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

KEY FEATURES

- Well Presented Two Bedroom Ground Floor Apartment with Own Door Access Located in Blaris, Lisburn
- Recently Constructed to a High Specification Throughout with Premium Fixtures and Fittings
- Conveniently Located Within Close Proximity to Lisburn City Centre and Sprucefield Shopping Centre
- Close to Excellent Schools, Parks, Belfast City and International Airport and Hillsborough Village
- Two Well Appointed Bedrooms, Main Bedroom with Luxurious En-Suite Shower Room
- Built in Starplan Cabinetry and Furniture in Both Bedrooms
- Open Plan Kitchen Living Dining Space with Square Bay Window
- Bespoke Fully Fitted Kitchen with Range of High-Quality Built-in Appliances
- Neff High Level Oven and Grill and Quartz Stone Worktops
- Family Bathroom with Modern White Suite
- Two Generous Built in Storage Cupboards in Hallway
- Enclosed Private Rear Patio Garden with Southerly Aspect
- Allocated Car Parking Space and Additional Visitor Parking
- Communal Bin Storage and Bike Shed
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Excellent Energy Efficiency Rating and Fresh Air Filtration System
- Management Fee Approximately £56 P/M
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended



ACCOMMODATION

ENTRANCE

RECEPTION HALL:

uPVC composite front door and glass inset into reception hall with tiled floor. Generous built in storage cupboards, access to electric meter and alarm panel



GROUND FLOOR

KITCHEN/LIVING/DINING:

23' 2" x 15' 8" (7.06m x 4.78m)

Outlook to front, tiled floor, low voltage recessed spotlighting, electric fire with granite surround and mantle piece with hearth. Bespoke fully fitted kitchen with a range of high and low level units, quartz stone worktops, stainless steel single drainer sink with chrome mixer taps and side drainer, built in washing machine and tumble dryer, Access to ideal gas boiler, 4 ring stainless steel gas hob with stainless steel extractor fan above. Tile splashback, built in fridge freezer, built in high level NEFF oven and grill, ample space for casual dining.



BEDROOM (1): 12' 10" x 10' 8" (3.91m x 3.25m)

Tiled floor, range of built in star plan cabinetry and furniture.



ENSUITE BATHROOM:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap, tile splashback and touchscreen mirror. Chrome heated towel rail, built in vanity unit, corner shower unit with glass sliding door, fully tiled shower enclosure with chrome thermostatic control valve and telephone attachment with further rainfall headset, tiled floor, extractor fan.



BEDROOM (2):
12' 2" x 9' 4" (3.71m x 2.84m)

Tiled floor, range of built in star plan furniture and cabinetry



FAMILY BATHROOM:

White suite comprising, low flush WC, floating wash hand basin with chrome mixer taps and tiled splashback with touchscreen mirror. Corner shower, glass sliding door, fully tiled shower enclosure with chrome thermostatic control valve and telephone attachment. Tiled floor, double chrome heated towel rail, frost glass window, extractor fan.



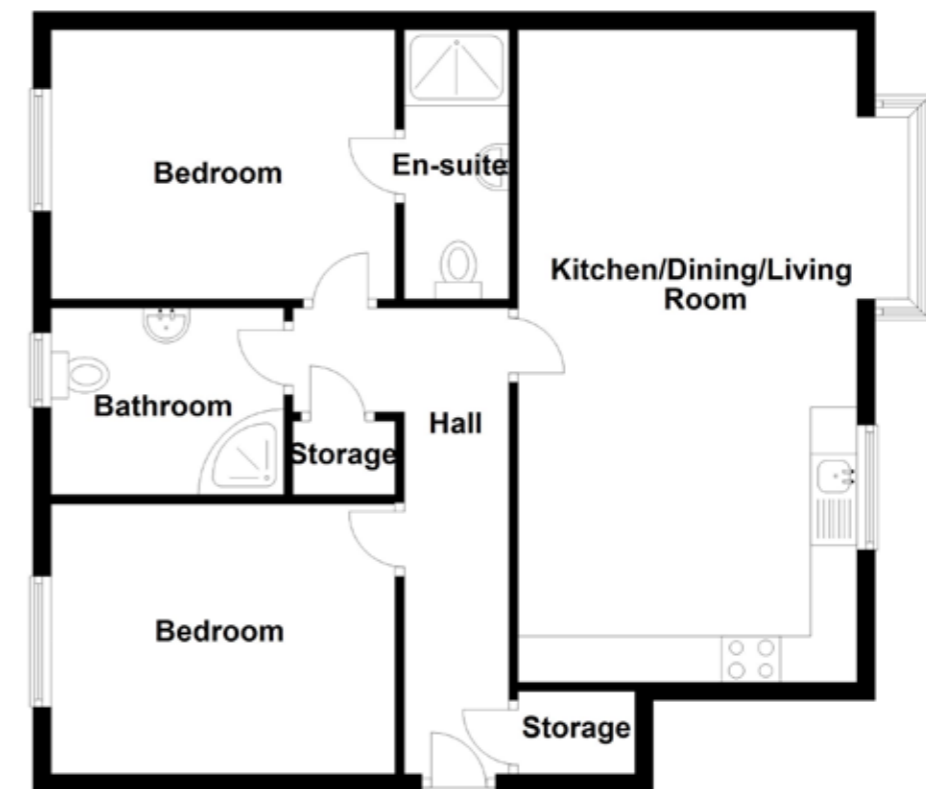
OUTSIDE

Front - Allocated car parking space with additional visitor parking, communal bin storage and bike shed and covered entrance.

Rear - Private enclosed patio garden with full Southernly aspect and private outlook, access gate.



Ground Floor



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

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REF: RMcK/M/24/SD



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