

simon**BRIEN**  
RESIDENTIAL

19 Quay Meadows,  
Lisburn, BT27 5FL



Offers Over £215,000

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

## KEY FEATURES

- Superbly Presented, Ground Floor Apartment benefitting from its own Front Door access located, in a quiet cut de sac, off the Hillsborough Old Road, Lisburn
- Recently Constructed to a very High Specification throughout with Premium Fixtures and Fittings including Karndean Flooring and thermal conducting carpets and underlay.
- Large, Private, Totally Enclosed, Southwest facing Sun Terrace, with full Glass Balustrade, allowing for undisturbed River Views
- Open Plan Living, Dining and Kitchen Space with Floor to Ceiling Double Window with views over the River Lagan
- Bespoke, Luxury fitted kitchen with High Quality, Fully Integrated Appliances, including a Bosch single oven and Bosch built in microwave, Zanussi Gas Hob and fully integrated Zanussi dishwasher.
- Two Large, Well Appointed Bedrooms - Main Bedroom benefitting from both direct access onto the Sun Terrace and it's own Walk In Dressing Room (plumbed for ensuite)
- Built in Starplan Cabinetry in Walk In Dressing Room
- Sliderobes in Second Bedroom
- Main Bathroom with Modern White Suite and large Walk In Shower
- Brushed stainless steel sockets and light switches throughout with USB points
- Fibre broadband
- Gas Fired Central Heating via an Underfloor Heating System and uPVC Double Glazing throughout
- Excellent Energy Efficiency Rating (Grade B) and Heat Exchange Air Filtration system internally
- Allocated Car Parking Space and Additional Visitor Parking
- Communal Bin Storage
- Conveniently located within walking distance to both Lisburn City Centre and Sprucefield Shopping Centre
- Close to Excellent Schools, Belfast City, M1 and International Airport
- Management Fee Approximately £85 p/m
- Ideally suited to the First Time Buyer, Young Professional, Retired couple or Investor alike
- Early Viewing Highly Recommended to fully benefit from all that this spectacular apartment has to offer

## SUMMARY

We are delighted to bring to the market this well proportioned, two - bedroomed, Ground Floor Apartment with own front door access, located just off Hillsborough Old Road, Lisburn.

Recently constructed to a very high specification throughout and with excellent Energy Efficiency ratings, Quay Meadows is a unique Riverside development, commanding fabulous views over the River Lagan, in a secluded location just off the Hillsborough Old Road. It is bounded on two sides by the Lagan Valley Regional Park with its scenic walks along the tow path stretching from Hillsborough through to Stranmillis. This truly unique development also benefits from its own beautiful, private, landscaped, communal garden along the river, which can be enjoyed by all residents.

Quay Meadows offers a whole new choice of stylish luxury living in this highly sought after residential area of Lisburn City, with convenience to both Lisburn City Centre and Sprucefield Shopping Centre and offers ease of access for the City Commuter to Belfast City Centre and both local Airports.

It's ideal location, within Lagan Valley Regional Park, ensures that residents cannot be better placed to enjoy all of the superb facilities that this wonderfully secluded location has to offer.

The apartment, with its very generously proportioned room sizes, bright airy accommodation and River views throughout and it's close proximity to Belfast City Centre and main arterial transport links, offers any prospective buyer a rare opportunity to purchase a luxury property which also benefits from one of the largest sun terraces in the Development allowing for that perfect work / life balance.

The Property also benefits from Fibre Broadband.

Early Viewing is Highly Recommended to fully appreciate all that this apartment has to offer.

## ACCOMMODATION

### ENTRANCE

Solid wood front door to entrance hall with storage cupboard with shelves and plumbed for washing machine.



## GROUND FLOOR

### LUXURY FITTED KITCHEN OPEN PLAN TO DINING/LIVING ROOM: 27' 3" x 12' 4" (8.31m x 3.77m)

Bespoke fitted kitchen with a range of high and low luxury fitted units. Premium integrated appliances including BOSCHE single oven, BOSCHE built in microwave, Zanussi Gas Hob and Zanussi fully integrated Dishwasher Franke Stainless Steel sink with bespoke mixer tap. Partly Tiled Walls. Centre Island Unit with seating area. Karndean flooring. Low Voltage Spot Lights throughout. uPVC fully glazed door to seated balcony area. Outside lighting and power point. Large southwest facing sun terrace with fully enclosed glass balustrade overlooking the River Lagan.







**MAIN BEDROOM:**  
21' 3" x 10' 2" (6.48m x 3.11m)

Large open plan bedroom with uPVC fully glazed door giving access to seated balcony and sun terrace. TV point. Low Voltage spot lights. Window with views over the river.



**DRESSING ROOM:**  
Starplan built in cabinetry. Low Voltage Spotlights. Plumbed for ensuite



**BEDROOM (2):**  
**11' 12" x 10' 11" (3.65m x 3.33m)**

Sliderobes. TV Point. Low Voltage Spotlights. Window with views over the river



**SHOWER ROOM:**

Modern White Suite comprising of dual flush WC and wall mounted floating wash hand basin with chrome mixer tap

Fully tiled, walk in, double shower cubicle with chrome thermostatic controlled shower unit. Low Voltage Spotlights. Karndean Flooring. Heat exchange extractor fan

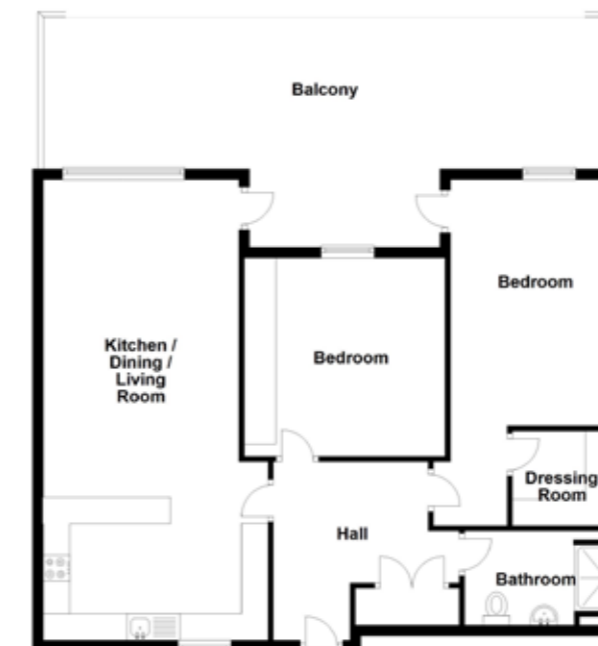


**OUTSIDE**

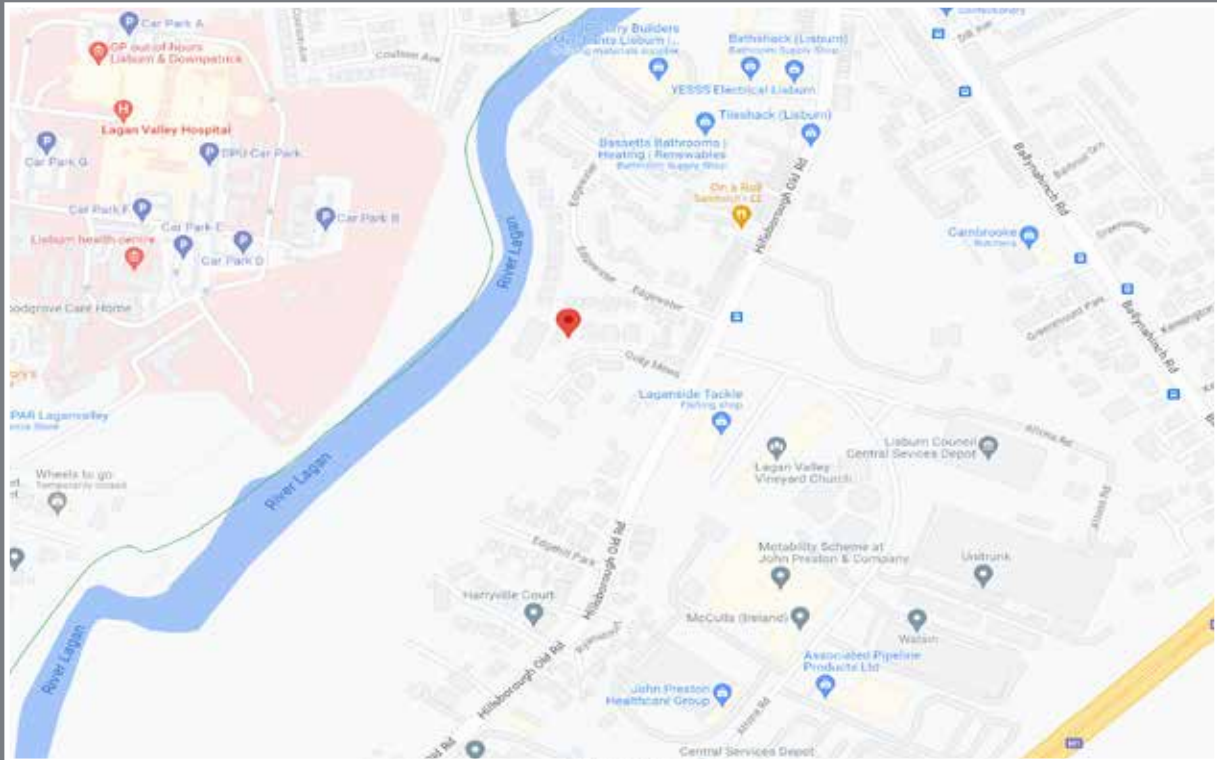
Large private, fully enclosed sun terrace to rear with undisturbed views of the River Lagan. Allocated car parking space to front with additional visitor parking Communal Residents Gardens to front and rear. Communal Bin storage



Ground Floor



# Location



Quay Meadows is located off Hillsborough Old Road, Lisburn

## 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/G/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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