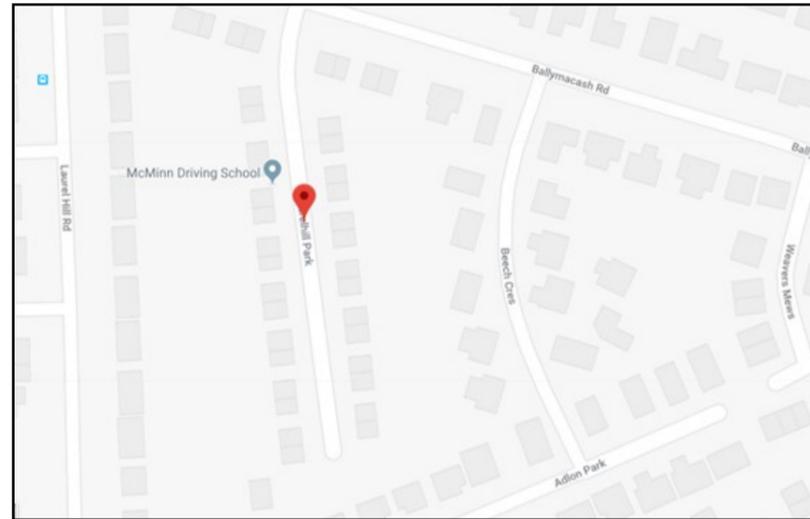


**LOCATION**



Not to Scale  
Does not form part of contract  
Permit Number: 20092  
© Crown Copyright

**VIEWING**

By appointment with agent

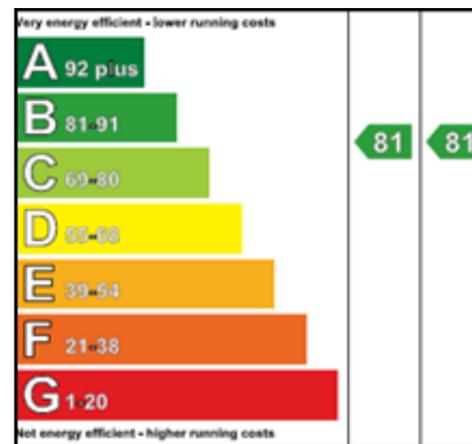
**VALUATIONS**

If you are thinking or selling, we offer free valuations and advice on all aspects on home ownership.

**FINANCIAL ADVICE**

Our Independent Financial advise service is designed to help you purchase property. This service is free and without obligation. Please speak with us to arrange an appointment

**ENERGY PERFORMANCE CERTIFICATE**



[Find us on Facebook](#)



# McClelland Salter



EPC Rating B81

**29 LAURELHILL PARK  
LISBURN BT28 3DU**

**Offers Around  
£189,950**

12 Bachelors Walk, Lisburn  
Co Antrim BT28 1XJ  
Tel: 028 9267 4121  
Info@mccllellandsalter.co.uk

McClelland Salter has not tested any equipment, apparatus, fittings, heating or services and cannot verify that these are in working order. These particulars do not in any way constitute an offer of contract and none of the above statements are to be relied upon as a statement or a representation of fact. The intending purchaser must satisfy himself as to each of the above or any other statement. The agent nor person in their employ has no authority to make or to give any representation or warranty to this property. Any photographs displayed or attached to brochures may have been taken with a digital camera or a wide angle lens.

**ENTRANCE HALL:**

UPVC double glazed entrance door.  
Understairs storage cupboard with plumbing for washing machine and gas boiler.

**DOWNSTAIRS WC:**

White suite. Low flush WC. Pedestal wash hand basin.

**LOUNGE:**

**17' 11" x 11' 10" (5.451m x 3.596m)**

Feature hole in the wall fireplace with slate hearth.

**FITTED KITCHEN/DINING AREA:**

**15' 8" x 12' 7" (4.787m x 3.830m)**

Excellent range of high and low level units. Built in hob and under oven. Extractor fan. Plumbed for dishwasher. Space for fridge/freezer. Stainless steel extractor fan. Single drainer stainless steel sink unit with mixer taps. Recessed lights.

**SUN ROOM:**

**12' 0" x 9' 1" (3.663m x 2.763m)**

UPVC double glazed doors to rear patio.

**LANDING:**

Access to roofspace. Useful storage cupboard.

**MASTER BEDROOM:**

**13' 7" x 11' 11" (4.140m x 3.623m)**

**ENSUITE:**

White suite. Large shower cubicle with thermostatically controlled shower. Part PVC panelled walls. Low flush WC. Wash hand basin. Extractor fan.

**BEDROOM TWO:**

**12' 7" x 9' 3" (3.841m x 2.816m)**

**BEDROOM THREE:**

**9' 3" x 6' 12" (2.827m x 2.123m)**

Built in wardrobe.

**STYLISH BATHROOM:**

White suite. Panelled bath with mixer taps. Shower screen. Electric shower. Wash hand basin. Low flush WC. Airing cupboard. Extractor fan. Part PVC panelled walls.

Tarmac driveway and parking forecourt. Completely enclosed rear garden in lawn. Paved patio area. Outside light and tap.

**A lovely modern detached home situated in a quiet cul de sac setting.**

**The property was constructed in 2016 and therefore offers all of the benefits of a new home without the hassle.**

**The accommodation comprises of a large lounge, stylish fitted kitchen with dining area, open plan to sun room, three generous bedrooms, ensuite shower room, bathroom and ground floor cloakroom with WC.**

**Outside there is a private enclosed rear garden and off street parking for at least two vehicles.**

**Convenience is superb with shops, schools and public transport in the immediate area - view soon!**

- UPVC double glazed windows

- Gas heating

- UPVC eaves, soffits and guttering

- Oak internal doors

