



info@alexanderreidfrazier.com

CHARTERED SURVEYORS
AUCTIONEERS, ESTATE AGENTS & VALUERS
RATING & COMPENSATION CONSULTANTS
6, ENGLISH STREET, DOWNPATRICK
BT30 6AB, CO. DOWN

11 Fairtree Hill, Lisburn, BT27 4NR



- Spacious family bungalow with mature gardens and garage
- Drawing room, dining room, sun room
- Kitchen with separate dining
- Three bedrooms, master with ensuite
- Bathroom
- One of the bedrooms was originally two rooms, this property could be adapted to four bedrooms
- Garage, gas heating and double glazing
- Mature gardens and tarmac driveway

£225,000.00

We are delighted to offer on the market this deceptively spacious detached bungalow within this highly sought after development. Located just a short walk to the Hildan Train Station, Lambeg and Lisburn City centre and approx 10 minutes into Belfast City centre.

The area is exceptional and perfect for a family or retired couple.

The accommodation comprises a spacious drawing room with gas fire, dining room, sun room, kitchen with dining, three bedrooms, master bedroom with ensuite shower room and separate bathroom. Further complimented by mature gardens and a double detached garage plus gas heating.

VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS

Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers of tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AR&F has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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ACCOMMODATION COMPRISES:



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Total Area: 200.8 m² ... 2161 ft²

All measurements are approximate and for display purposes only

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ENTRANCE

HALLWAY:

Front entrance porch with glass door to the hallway. Hallway with wash room and roof space access.

DRAWING ROOM: 22' 3" x 14' 7" (6.78m x 4.44m)

Feature gas fireplace, cornicing, centre ceiling rose and radiators. Double doors to the dining room.

DINING ROOM: 14' 6" x 10' 5" (4.42m x 3.18m)

Double doors to the sun room

SUN ROOM: 13' 7" x 8' 10" (4.14m x 2.69m)

Garden views, patio doors to the garden and patio.

KITCHEN: 15' 10" x 10' 0" (4.83m x 3.05m)

High and low level units to comprise oven, electric hob, 1 & 1/2 stainless steel sink and drainer, glass display units, and garden views. Dining space off the kitchen.

BEDROOM (1): 15' 10" x 10' 0" (4.83m x 3.05m)

Radiator.

BEDROOM (2): 15' 8" x 10' 5" (4.78m x 3.18m)

With ensuite shower room, radiator.

BEDROOM (3): 12' 0" x 10' 5" (3.66m x 3.18m)

Radiator

BATHROOM:

White three piece suite, pedestal wash hand basin, WC, bath and tiling.

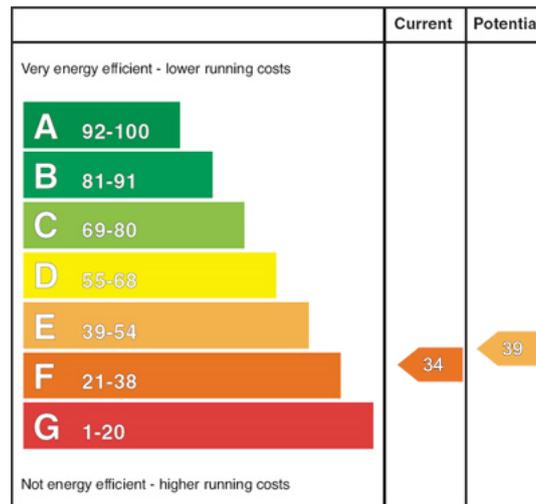
OUTSIDE

Mature site with tarmac driveway leading to the detached double garage, mature lawns to the front and enclosed rear gardens to comprise patio and raised lawns.

N.A.V

TENURE

EPC



VIEWING STRICTLY BY APPOINTMENT WITH THE AGENTS