



We are delighted to bring to the market this superb low maintenance end townhouse ideally positioned just off the Ballinderry Road in Lisburn City Centre. Occupying an extensive corner site, the address offers ease of access for the city commuter to both Belfast and Lisburn City Centre with doorstep convenience to a range of local shops, schools and eateries.

In short, the property comprises of a reception hall, downstairs WC, separate front reception room, kitchen diner with range of build in units and ample space for casual dining, three well-appointed bedrooms, main bedroom with en-suite shower room and a further modern family bathroom with white suite.

The property further benefits from double glazing throughout, gas fired central heating, low maintenance and an extensive enclosed corner site laid in lawns with ample parking to the front for residents and visitors.

With an excellent potential rental return, low maintenance and no onward chain, we are sure this property will be a popular choice amongst buyers. We recommend viewing at your earliest convenience.

Offers Around
£175,000

12 Mornington Way,
LISBURN,
BT28 2WT

Viewing by
appointment with
& through agent
028 9266 1700

- Superbly Presented Three Bedroom End Townhouse Ideally Positioned Just off the Ballinderry Road in Lisburn
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Separate Front Reception Room
- Hallway with Access to a Downstairs WC
- Kitchen Diner with Fitted Kitchen and Ample Space for Casual Dining
- Three Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Family Bathroom with Modern White Suite
- Extensive Enclosed Rear Garden with Corner Site Laid in Lawns
- Ample Parking to Front for Residents and Visitors
- Gas Fired Central Heating and Double Glazing Throughout
- No Onward Chain
- Ideal Investment Opportunity, First Time Buy or Downsize
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

Double glazed front door with glass inset to . . .

RECEPTION HALL: Tiled floor, picture window.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splashback, cloaks area, access to electric meter, frosted glass window, tiled floor.

LIVING ROOM: 15' 7" x 12' 8" (4.75m x 3.86m)

Outlook to front.

KITCHEN/DINER: 11' 11" x 10' 8" (3.63m x 3.25m)

Range of high and low level units, laminate worktops, stainless steel single drainer sink unit with chrome mixer tap, built-in five ring gas hob with stainless steel extractor fan, built-in oven and grill, plumbed for washing machine and tumble dryer, tiled floor, space for fridge freezer. Ample space for casual dining, low voltage recessed spotlights, uPVC double glazed sliding doors to rear garden.



First Floor

LANDING: Access hatch to roofspace, built-in hotpress with built-in shelving.

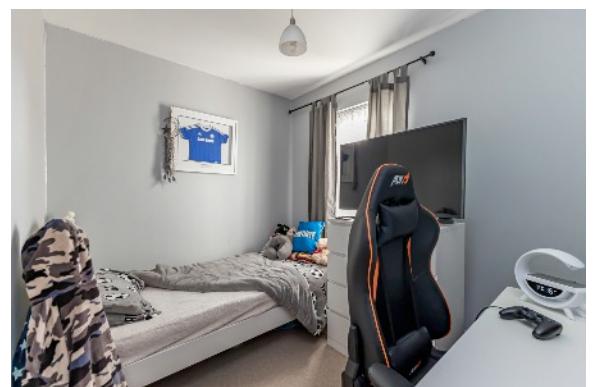
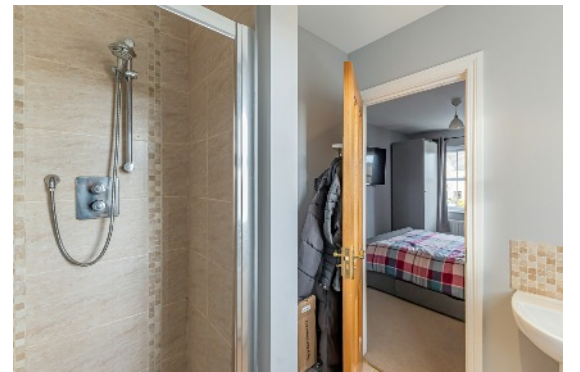
BEDROOM (1): 11' 9" x 9' 1" (3.58m x 2.77m) Outlook to front.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, corner shower unit with glass bi-folding door, shower with chrome thermostatic control and telephone attachment, fully tiled shower enclosure, tiled floor, low voltage recessed spotlighting, picture window.

BEDROOM (2): 10' 7" x 9' 3" (3.23m x 2.82m) Outlook to rear.

BEDROOM (3): 8' 0" x 7' 4" (2.44m x 2.24m) Outlook to front.

FAMILY BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splashback, panelled bath with chrome mixer tap and telephone attachment, part tiled walls, tiled floor, frosted glass window, low voltage recessed spotlights, extractor fan.



Telephone 028 9266 1700

www.templetonrobinson.com

Outside

Parking to front. Paved path with covered entrance.

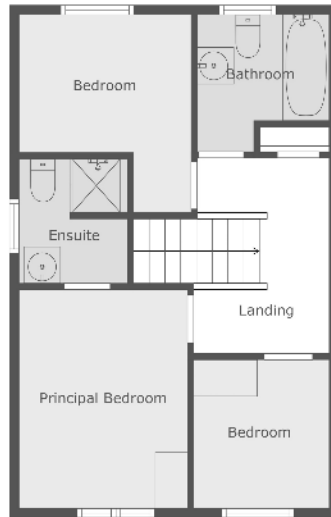
Extensive, enclosed private rear garden, laid in lawns with patio area, outside tap and light. Superb corner site with south westerly aspect.

Location:

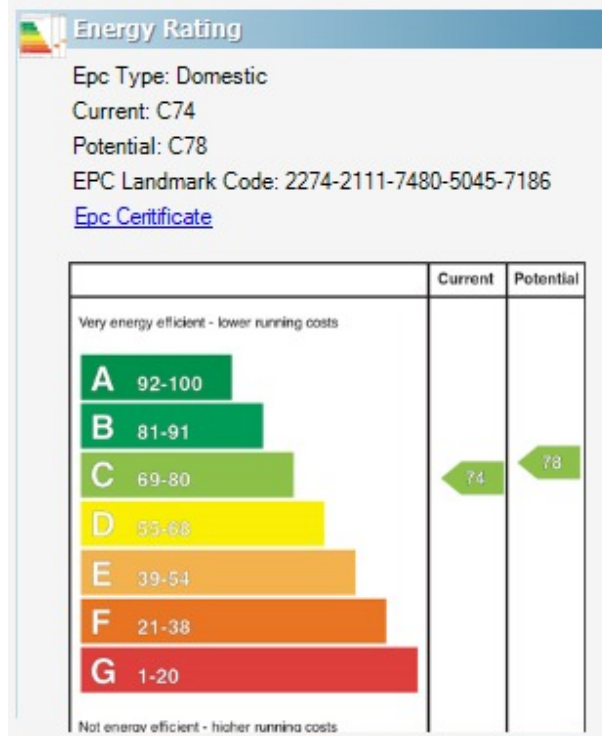
Mornington Way is located off the Ballinderry Road, Lisburn.



Floor 1



Floor 2



Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
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