



## 7 Clonmore Park, Lisburn, BT27 4EU

**Price Guide £275,000**

Situated within a quiet cul de sac located just off Queensway, we are pleased to offer for sale this well presented detached bungalow ideal for a range of potential purchasers. The accommodation, adaptable to suit ones needs, currently comprises three bedrooms, lounge, kitchen, utility, conservatory, shower room & en-suite. There is also a good sized garage. Oil fired central heating & PVC double glazing are in place. Outside there is generous south west facing rear garden in lawn surrounded by mature shrubs and driveway to front. The property provides convenience for those commuting to Belfast or Lisburn City Centres and is also close to a range of local amenities including many popular restaurants, shops and leading local schools.

- Well Presented Detached Bungalow In A Quiet Cul De Sac Location
- Three Bedrooms (En-suite Shower)
- Kitchen & Utility Room
- Enclosed Rear Garden In Lawn With Mature Shrubs, Front Drive & Attached Garage
- Easy Access To Both Belfast & Lisburn City Centres
- Adaptable Living Accommodation
- Lounge & Conservatory
- Modern Shower Room
- Oil Fired Central Heating / Double Glazed
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



## THE ACCOMMODATION COMPRISES RECEPTION HALL



Glass panelled hardwood front door.  
Storage off hallway.

## LOUNGE 18'4" x 12'9" (5.6 x 3.9)



Stone fireplace with tiled hearth.

## KITCHEN 18'4" x 8'2" (5.6 x 2.5)



Range of high and low level units, 1.5 stainless steel single drainer sink unit with mixer tap, part tiled walls, tiled floor.

## UTILITY ROOM 9'6" x 8'6" (2.9 x 2.6)

Plumbed for washing machine, single drainer stainless steel sink unit, part tiled walls, tiled floor.

## CONSERVATORY 9'6" x 7'10" (2.9 x 2.4)



Double doors to enclosed rear garden.

## BEDROOM ONE 11'1" x 9'6" (3.4 x 2.9)



## ENSUITE SHOWER ROOM



Low flush W.C, wash hand basin with storage below, enclosed shower.

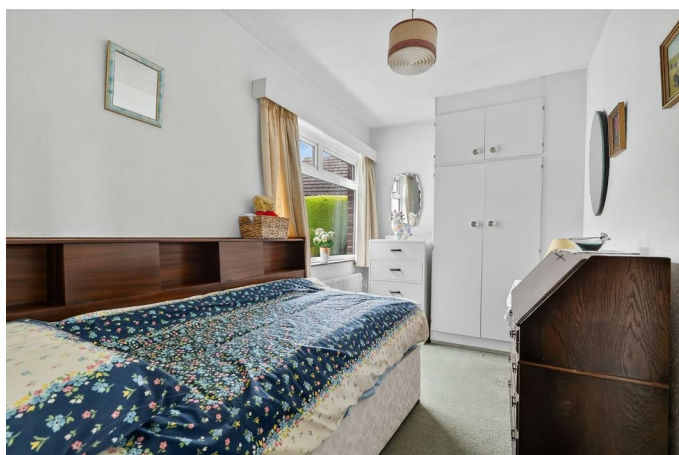


### BEDROOM TWO 11'9" x 11'5" (3.6 x 3.5)



Built in robes.

### BEDROOM THREE 11'9" x 7'2" (3.6 x 2.2)



Built in robes.

### SHOWER ROOM



White suite comprising low flush W.C, wash hand basin with storage below, enclosed shower.

### GARAGE 17'8" x 7'2" (5.4 x 2.2)

Up & over door.

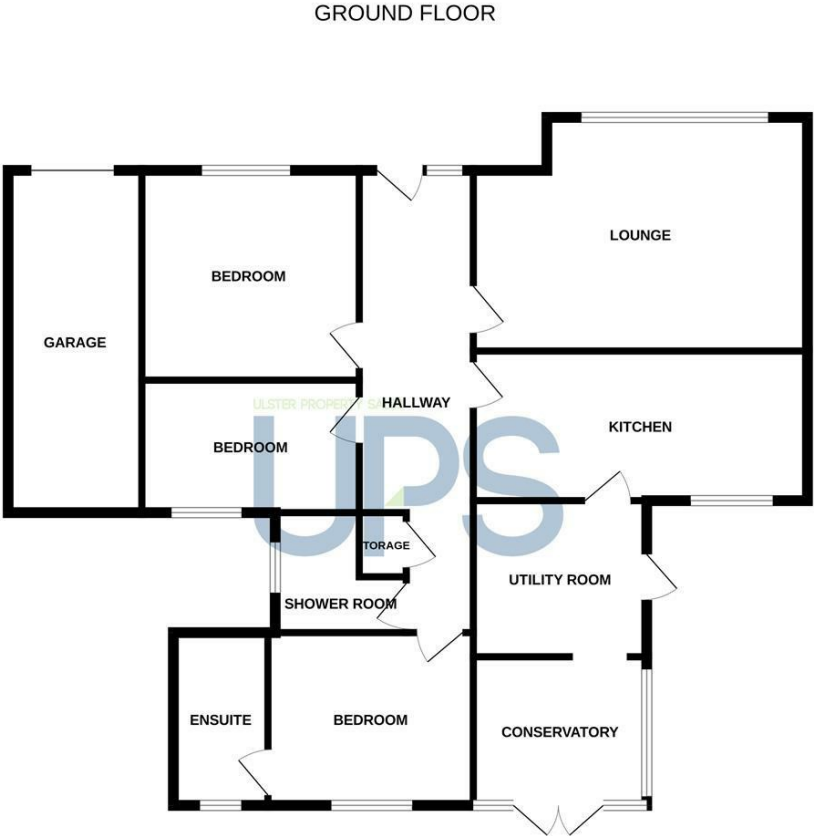
### OUTSIDE



Enclosed rear garden in lawn with south west aspect, driveway to front.

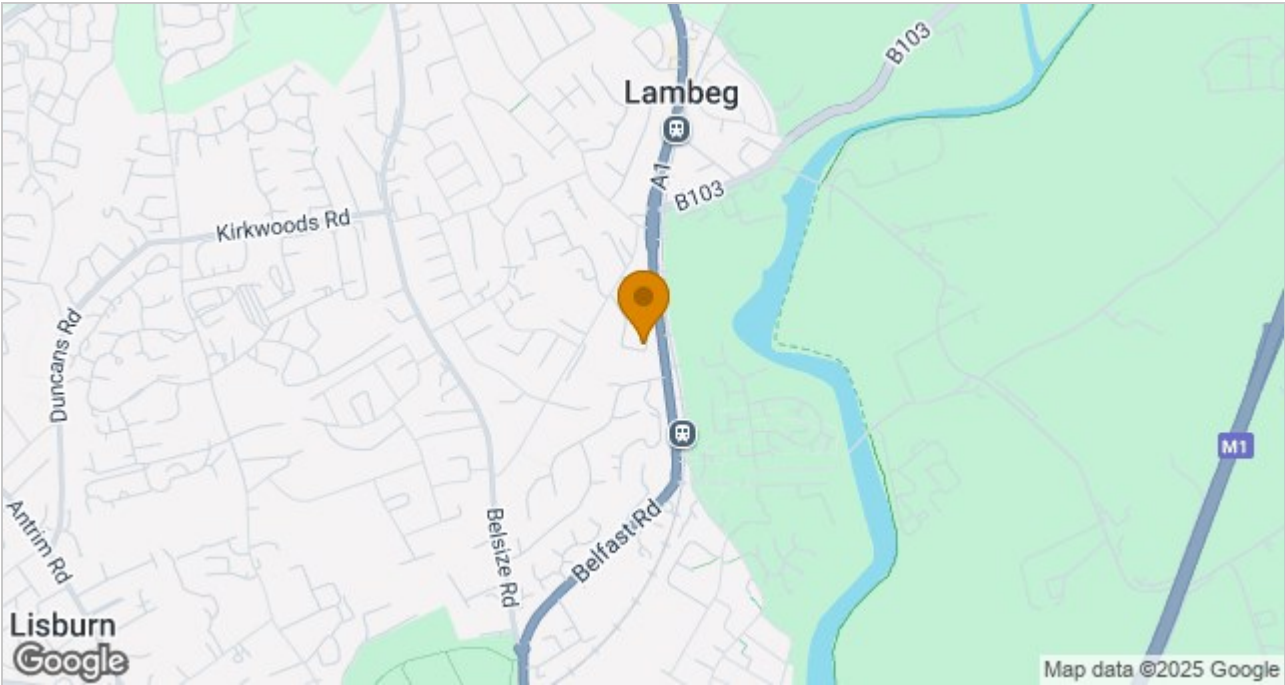


Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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