



## 36 Ballyskeagh Road, Lisburn, BT27 5TE

**Price Guide £275,000**

Set along Ballyskeagh Road, this attractive detached chalet bungalow offers adaptable accommodation suited to a range of potential purchasers. Occupying a generous, private site with mature rear garden, the property provides a peaceful countryside living whilst also offering proximity to a host of convenient amenities. The accommodation is bright and well-proportioned, with a welcoming entrance porch leading to a comfortable lounge with attractive fireplace. There is a second reception room along with kitchen / dining area, bedroom and bathroom suite. On the first floor there are two large bedrooms and excellent storage. Externally, the property benefits from a detached garage, a generous driveway providing ample off-street parking and views over McIlroy Park. The rear garden is in lawn with a paved patio area and countryside views. This delightful home combines rural tranquillity with accessibility, making it an appealing choice for families, downsizers, or those seeking versatile living space. Early viewing is strongly recommended.

- Detached Chalet Bungalow Located On The Ballyskeagh Road
- Bright Lounge With Open Fire
- Second Reception Room Which Could Be Used As A Bedroom If Desired
- Bathroom Suite With Bath & Walk In Shower
- Detached Double Storey Garage With Ample Driveway Parking
- Generous Private Site With Mature And Well Maintained Garden, Views Over McIlroy Park
- Modern Kitchen With Dining Area
- Three Bedrooms
- Well Suited To A Range Of Prospective Purchasers
- Peaceful Setting With Easy Access To Local Amenities And Transport Links

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Glass panelled PVC front door to entrance porch. Wooden floor.

**RECEPTION HALL**



Laminate wood flooring.

**LOUNGE 16'8" x 11'1" (5.1 x 3.4)**



Attractive fireplace with tiled surround.

**LIVING ROOM 10'5" x 10'5" (3.2 x 3.2)**



**KITCHEN / DINING 17'4" x 12'1" at widest points (5.3 x 3.7 at widest points)**



Modern fitted kitchen with range of high and low level units, integrated oven, 4 ring hob, extractor fan, plumbed for dishwasher, single drainer stainless steel sink unit with mixer tap.



**BEDROOM ONE 10'5" x 10'2" (3.2 x 3.1)**



## BATHROOM



Pedestal wash hand basin, low flush W.C, enclosed shower, panel bath, fully tiled walls.

## ON THE FIRST FLOOR

### BEDROOM TWO 14'9" x 10'5" (4.5 x 3.2)



### BEDROOM THREE 14'9" x 10'5" (4.5 x 3.2)



## OUTSIDE

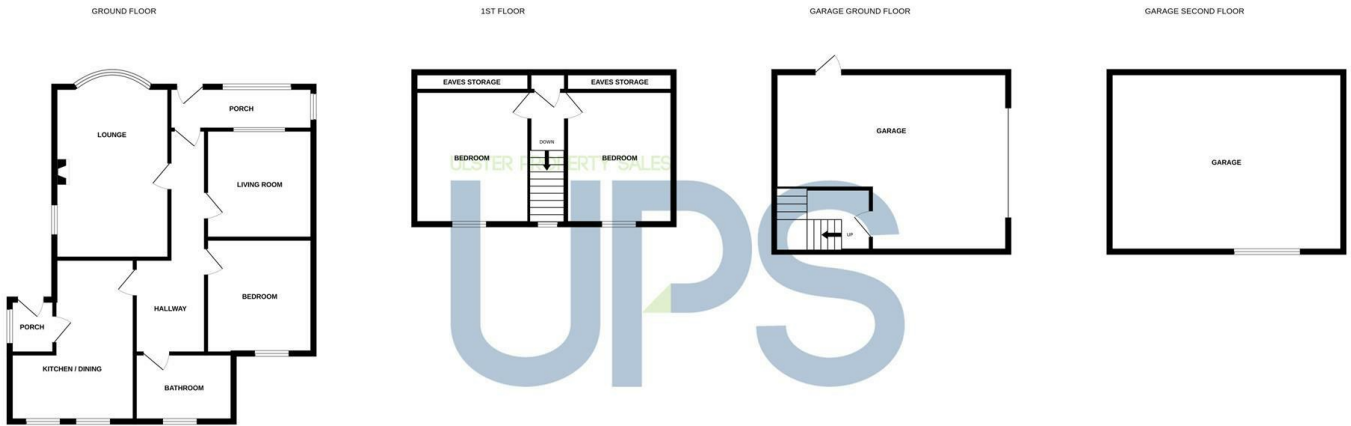


Enclosed rear garden in lawn with paved patio area. Front door.



DETACHED TWO STOREY GARAGE 23'3" x 17'4" (7.1 x 5.3)

# Floor Plan



Whilst 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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