



22 Clonmore Park, Lisburn, BT27 4EU

Price Guide £325,000

Situated within a quiet location just off Queensway, we are pleased to offer for sale this well presented detached bungalow occupying a private, elevated site, ideal for a range of potential purchasers. The accommodation, adaptable to suit ones needs, currently comprises three bedrooms (all with built in sliding robes), dining room, living room, kitchen with living / dining space, shower room and garage with utility. Oil fired central heating & PVC double glazing are in place. Outside there is generous 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 On A Private, Elevated Site
- Three Excellent Bedrooms
- Shower Room
- Oil Fired Central Heating / PVC Double Glazing
- Easy Access To Both Belfast & Lisburn City Centres
- Two Reception Rooms
- Fitted Kitchen With Living / Dining Space
- Garage With Seperate Utility
- Enclosed Rear Garden In Lawn, Front Garden, Driveway
- Chain Free

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	62
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ENTRANCE

PVC front door with stained glass inset.

RECEPTION HALL



Slingsby ladder to partially floored roof space.

DINING ROOM 9'10" x 9'10" (3.0 x 3.0)



LIVING ROOM 17'8" x 12'1" (5.4 x 3.7)



Tiled fireplace.

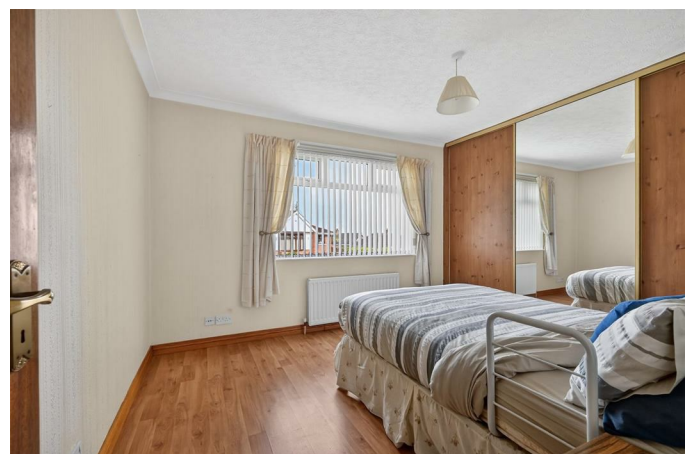
KITCHEN / CONSERVATORY 19'4" x 9'10" (5.9 x 3.0)



Range of high and low level units, plumbed for dishwasher, 1.5 stainless steel sink unit with drainer and mixer tap, integrated oven, 4 ring hob, concealed extractor fan, recessed spot lighting, tiled flooring and walls.



BEDROOM ONE 11'9" x 10'5" (3.6 x 3.2)



Excellent range of sliding robes. Laminate wood flooring.

BEDROOM TWO 11'9" x 9'10" (3.6 x 3.0)



Sliding robes. Laminate wood flooring.

BEDROOM THREE 10'5" x 7'10" (3.2 x 2.4)



Sliding robes.

SHOWER ROOM



Wash hand basin with vanity unit below, low flush W.C, enclosed shower, tiled flooring and walls.

OUTSIDE



Enclosed rear garden in lawn with paved patio area. Front garden in lawn. Driveway providing off street parking.



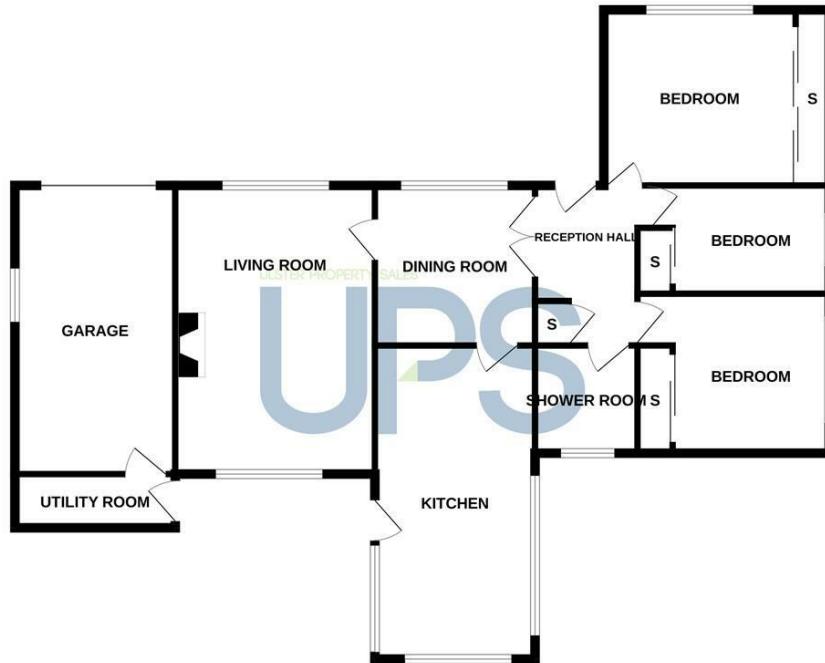
GARAGE 17'8" x 9'10" (5.4 x 3.0)

Roller door. Oil fired boiler.

UTILITY ROOM 9'10" x 2'11" (3.0 x 0.9)

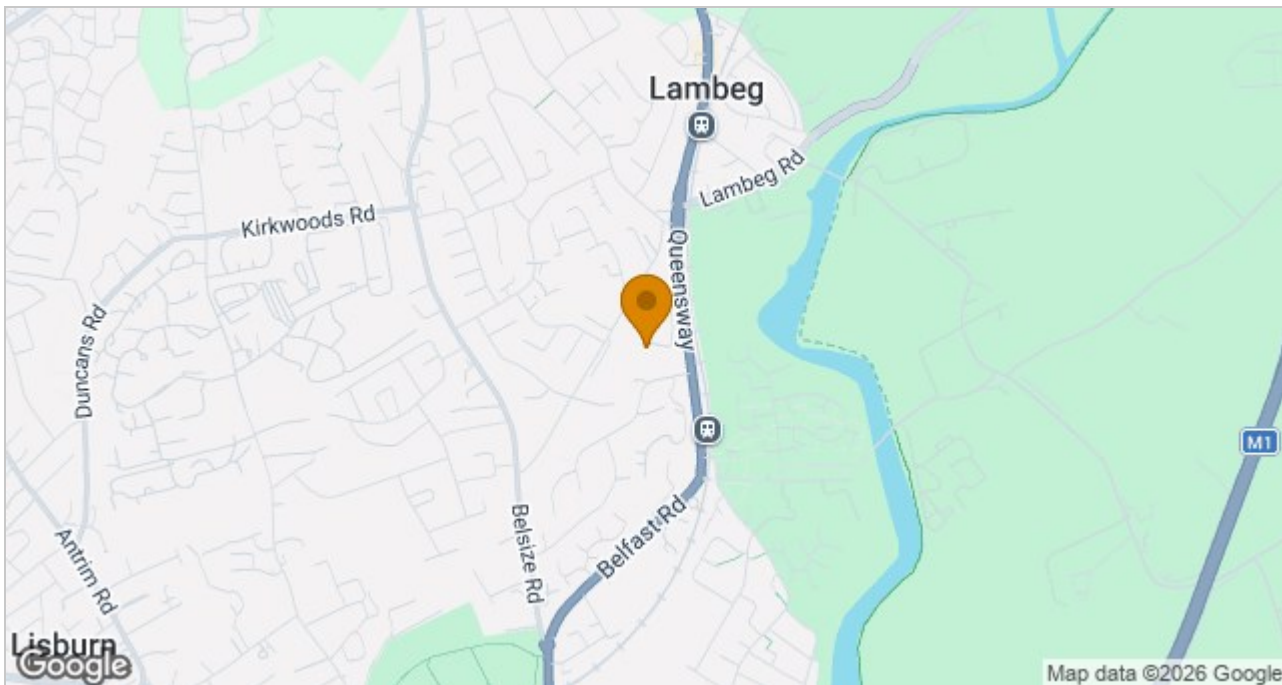
Plumbed for washing machine.

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



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