



6 Sandymount Gardens, Lisburn, BT27 5UA

Price Guide £200,000

We are pleased to present this attractive mid terrace property situated in a popular semi rural area just off the Ballyskeagh Road. The property is a 3-minute walk to Mclroy Park and the tow path which leads to Lady Dixon Park. It is also within close proximity of Malone and Dunmurry Golf Clubs. Bright and spacious throughout the accommodation comprises comfortable living room with double doors leading to modern kitchen and dining room, three good size bedrooms and contemporary bathroom suite. Oil fired central heating and PVC double glazed windows are both in place. Outside the rear garden is spacious and laid in lawn with a paved patio area. There is off street parking to front and pleasant countryside views. Conveniently located between Lisburn and South Belfast the property is easily accessible for those wishing to commute. Early viewing is advised.

- Beautifully Presented Terraced Home
- Living Room With Open Fire & Double Doors Leading To Kitchen / Dining
- Contemporary Bathroom Suite
- Extensive Rear Garden In Lawn With Paved Patio Area
- Convenient Location
- Three Good Sized Bedrooms
- Modern Fitted Kitchen With Dining Area & Double Doors To Garden
- Oil Fired Central Heating / PVC Double Glazing
- Pleasant Countryside Views
- An Ideal First Time Buy

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			
(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

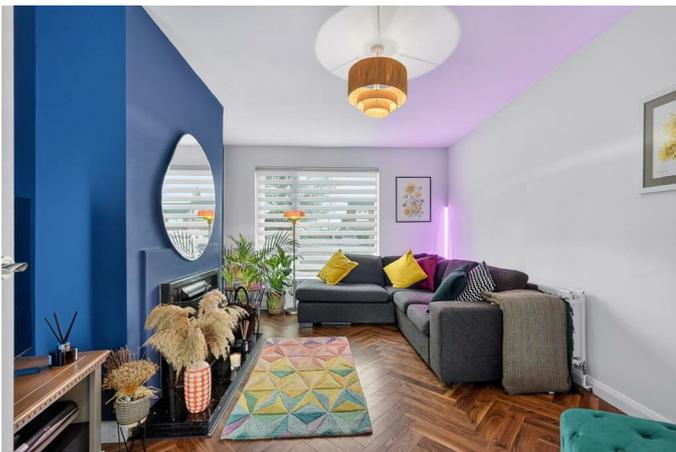
PVC front door with leaded glass side panel.

RECEPTION HALL



Herringbone wooden floor.

LIVING ROOM 14'7" x 10'9" (4.46 x 3.3)



Herringbone wooden floor. Fireplace with open fire. Double doors to kitchen / dining.



KITCHEN / DINING 17'0" x 10'5" (5.2 x 3.2)



Contemporary range of high and low level units, integrated fridge freezer, integrated oven, 4 ring hob & stainless steel extractor fan, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, part tiled walls, tiled flooring, PVC double doors to rear garden.



ON THE FIRST FLOOR

BEDROOM ONE 12'1" x 9'2" (3.7 x 2.8)



BEDROOM TWO 11'9" x 8'6" (3.6 x 2.6)



OUTSIDE



BEDROOM THREE 8'6" x 7'2" (2.6 x 2.2)



Enclosed rear garden in lawn with paved patio area. Driveway to front.



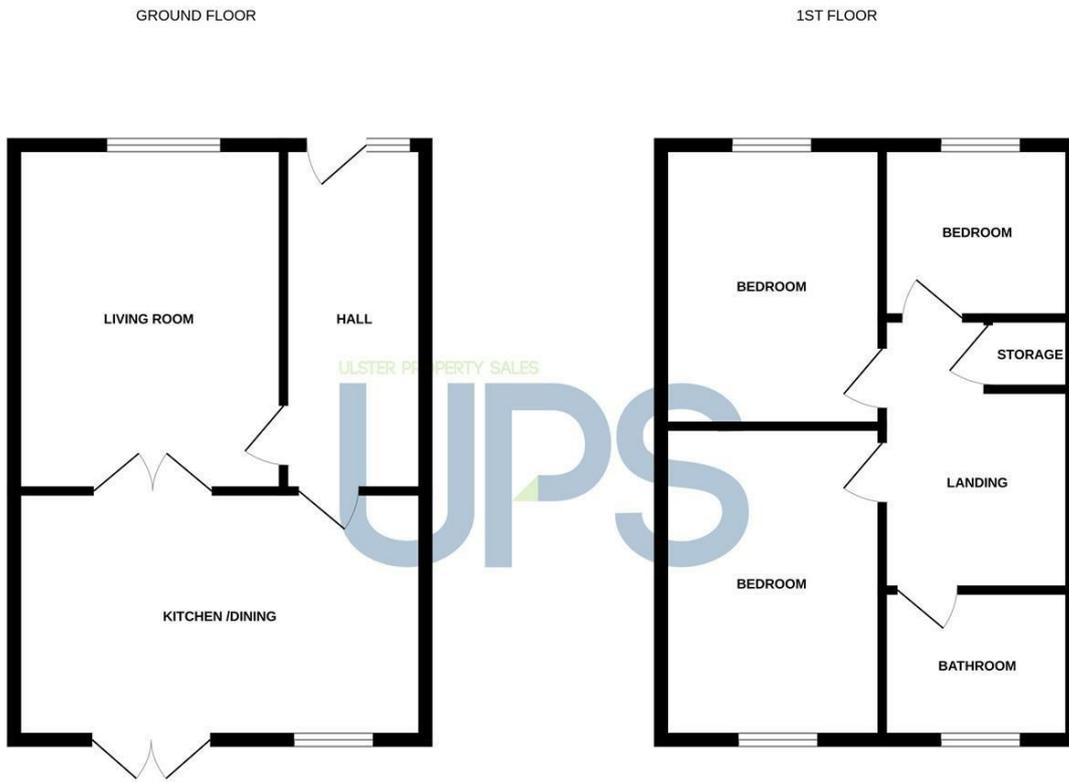
BATHROOM



Beautiful suite comprising low flush W.C, pedestal wash hand basin, panel bath with shower over, fully tiled walls, tiled flooring.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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