



23 Clonmore Park, Lisburn, BT27 4EU

Price Guide £310,000

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, conservatory and newly fitted shower room. There is also a good sized garage. Oil fired central heating & PVC double glazing are in place. Outside there is generous rear garden in lawn with paved patio 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 Popular Residential Location
- Newly Fitted Contemporary Shower Room
- Attached Garage
- Enclosed Rear Garden In Lawn With Paved Patio
- Easy Access To Both Belfast & Lisburn City Centres
- Good Sized Living Room & Conservatory
- Three Generous Bedrooms
- Floored Roof Space
- Driveway To Front
- Chain Free

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(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		48	66

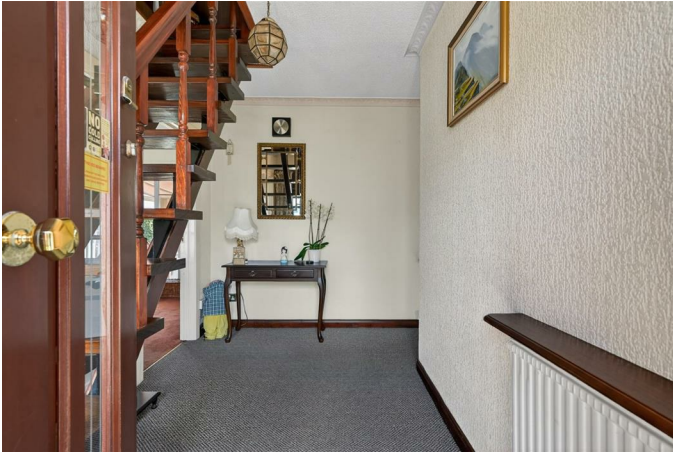
EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ENTRANCE

Glass panelled hardwood front door.

RECEPTION HALL



LIVING ROOM 19'8" x 11'5" (6.0 x 3.5)



Brick fireplace with tiled hearth. Sliding doors to conservatory.

CONSERVATORY 14'1" x 11'9" (4.3 x 3.6)



Double doors to rear garden. Tiled flooring.

KITCHEN 15'8" x 7'6" (4.8 x 2.3)



Range of high and low level units, plumbed for washing machine, integrated oven & microwave, integrated hob, recessed spot lighting.

BEDROOM ONE 11'5" x 8'2" (3.5 x 2.5)



BEDROOM TWO 11'5" x 8'2" (3.5 x 2.5)



BEDROOM THREE 12'1" x 8'2" (3.7 x 2.5)



Sliding built in robes.

SHOWER ROOM



Low flush W.C, wash hand basin with storage below, walk in electric shower, fully tiled walls, tiled flooring.

ATTACHED GARAGE 18'4" x 8'2" (5.6 x 2.5)

Up & over door.

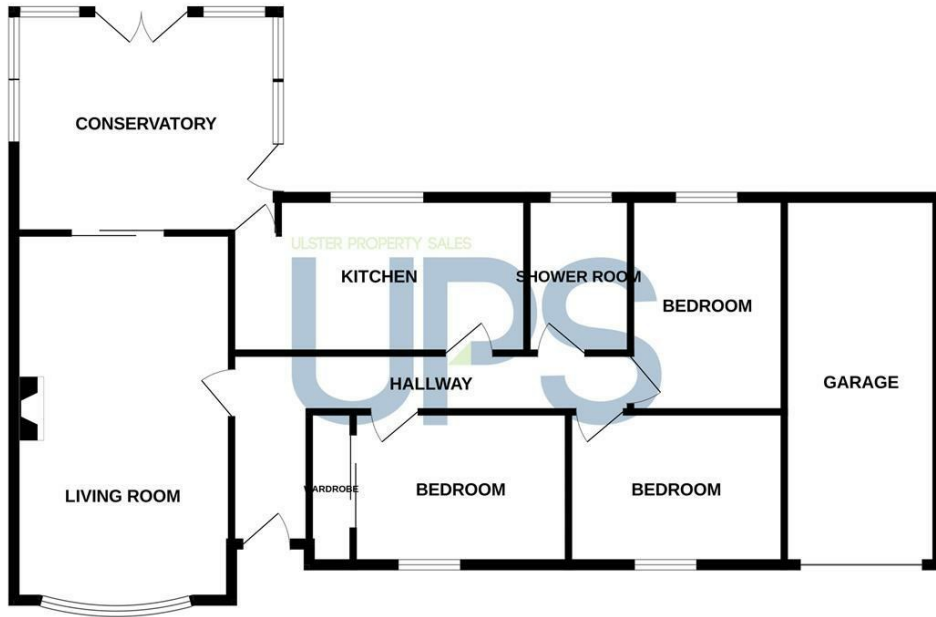
OUTSIDE



Enclosed rear garden in lawn, paved patio, front garden, driveway to front.

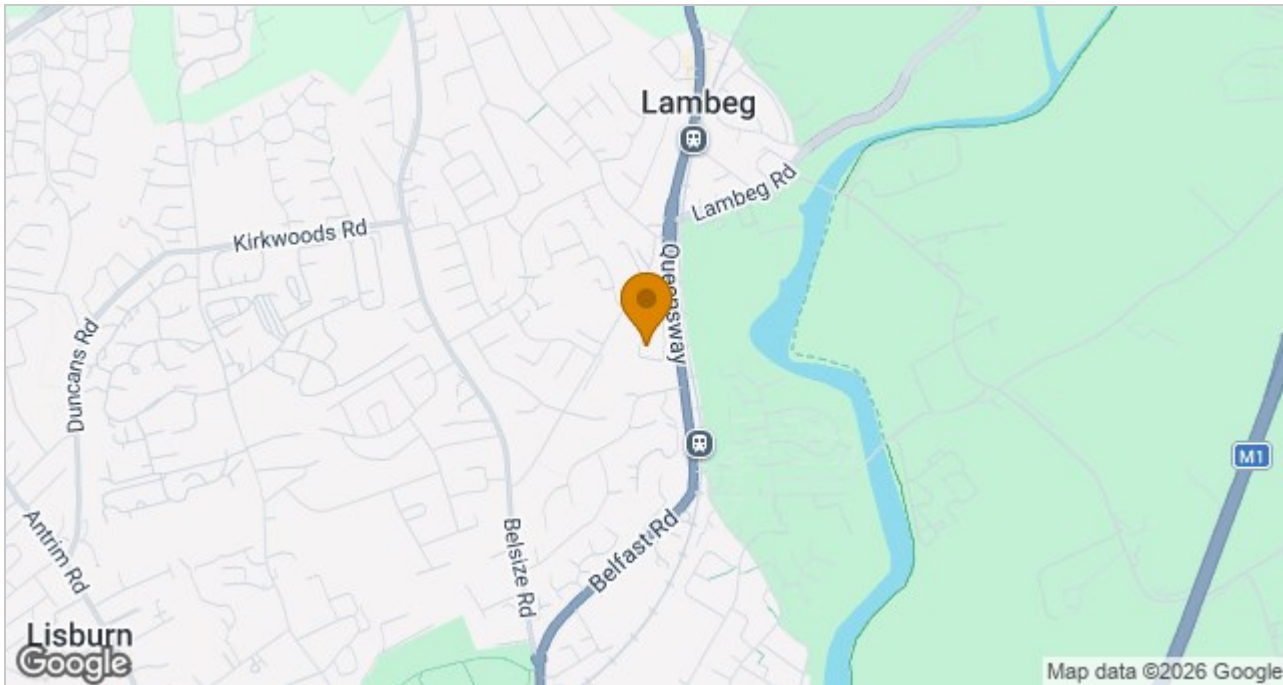
Floor Plan

GROUND FLOOR



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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