



18 Carrisbrook Gardens, Lisburn BT27 4PN

£225,000 Leasehold

A fantastic opportunity to acquire a detached bungalow on a spacious site with large rear gardens in the highly desirable Carrisbrook Gardens area off the Moss Road at Lambeg.

Detached bungalow | Flexible layout with up to 3 bedrooms | Gas heating | PVC Double Glazing | Kitchen/dining | Lounge | Extensive site | Chain free |

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The property is situated within a quiet residential area but within a short distance of local shops, schools and road and rail transport links to Lisburn and Belfast.

The accommodation offers a flexible 3 bedroom / 1 reception layout or 2 bedrooms, 2 receptions, together with kitchen/dining and bathroom.

The property benefits from gas fired central heating and PVC double glazed windows, all of which was installed c 2019.

Priced to allow for some further updating, and offering ample scope to extend and modernise, subject to any necessary consents, the property enjoys a large site with long rear garden with outside space so seldom found in such a convenient location.

This is a chain free sale and early viewing can be arranged with Falloon Estate Agents.

Tenure: Leasehold

Parking options: Off Street

Garden details: Private Garden

Entrance hall

Hardwood door with inset stained glass. Picture rail. Wooden flooring. Storage cupboard. Single panelled radiator.

Lounge

w: 3.67m x l: 3.67m (w: 12' x l: 12')

Fireplace with tiled hearth. Wooden flooring. Timber panelled ceiling. Double panelled radiator.

Sitting room

w: 3.46m x l: 4.13m (w: 11' 4" x l: 13' 7")

(or Bedroom 3) Fireplace. Picture rail. Wooden flooring. 2 double panelled radiators.

Kitchen

w: 3.39m x l: 3.83m (w: 11' 1" x l: 12' 7")

Range of high and low level fitted units. Sink unit, mixer tap. Space for cooker and fridge/ freezer. Plumbed for washing machine. Tiled floor. Double panelled radiator.

Bedroom 1

w: 3.65m x l: 3.67m (w: 12' x l: 12')

(into bay) Range of fitted wardrobes with inset vanity unit, wash hand basin. Single panelled radiator.

Bedroom 2

w: 3.58m x l: 3.67m (w: 11' 9" x l: 12')

Range of fitted wardrobes with inset vanity unit, wash hand basin. Single panelled radiator.

Bathroom

w: 1.77m x l: 3.43m (w: 5' 10" x l: 11' 3")

Coloured suite comprising panelled bath, wash hand basin on vanity unit, shower enclosure with PVC wall panelling and mixer shower and low flush WC. Towel radiator.

FIRST FLOOR:

Attic store

w: 2.85m x l: 7.3m (w: 9' 4" x l: 23' 11")

Storage. WC and wash hand basin off. Double panelled radiator.

Outside

Pillared and gated entrance leading to driveway and on site parking to the side and rear.

Well maintained gardens to front and rear.



The rear garden is laid out in a combination of spacious lawned, paved and planted areas offering great space and flexibility to buyers.

Garden workshop

w: 2.85m x l: 7.3m (w: 9' 4" x l: 23' 11")
'Worcester' gas central heating boiler.

Garden room

Required info under Trading Standards Guidance

TENURE

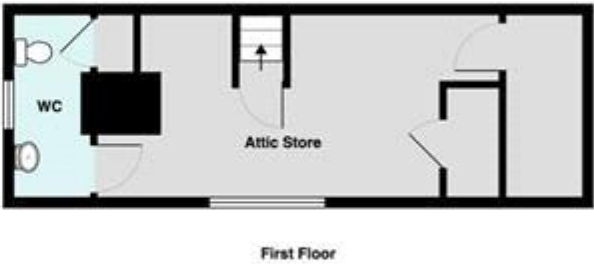
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE

Details from the LPSNI website - estimated rates bill £1228.23



18 Carrisbrook Gardens, LISBURN, BT27 4PN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.