



24 Laurel Wood, Lower Ballinderry, Lisburn

OIRO £179,950

A superb, 3 bedrooomed, semi detached house with garage situated within a quiet cul de sac setting in the centre of Lower Ballinderry.

Semi detached house | Lounge | Kitchen/dining | Utility room | Downstairs WC | 3 bedrooms, 1 ensuite | Oil fired central heating | PVC Double Glazing | Detached Garage |

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Lower Ballinderry is located about 2 miles off the A26 between Moira and Nutts Corner, providing superb accessibility to Lisburn, Belfast, the international airport and other major centres.

Well presented throughout, the accommodation briefly comprises entrance hall with WC off, lounge with open fire, open plan kitchen/dining with patio doors to the rear garden, utility room, principal bedroom with ensuite shower room, 2 further bedrooms and spacious bathroom with bath and shower enclosure.

Oil fired central heating, with a recently installed Grant boiler, and PVC double glazed windows add to the comfort and economy on offer.

Externally there is a private rear garden, neat front garden and tarmac driveway leading to the detached garage.

Ideally suited to the first time or family buyer, we strongly recommend early viewing through Falloon Estate Agents.

Parking options: Driveway, Garage, Off Street
Garden details: Front Garden, Rear Garden

GROUND FLOOR :

Entrance hall

Hardwood door with glazed side windows. Laminate flooring. Double panelled radiator.

Lounge

w: 3.18m x l: 4.74m (w: 10' 5" x l: 15' 7")

Pine fireplace with open fire. Slate inset and hearth. Laminate flooring. Double panelled radiator.

Kitchen/dining

w: 2.62m x l: 5.38m (w: 8' 7" x l: 17' 8")

Range of high and low level units with inset induction hob, with stainless steel splashback and extractor over, 'Bosch' under oven. 1.5 bowl stainless steel sink unit, mixer tap. Space for fridge/freezer. Plumbed for dishwasher. Tiled floor. Double panelled radiator. Sliding patio door to rear garden.

Utility Room

w: 1.63m x l: 3.2m (w: 5' 4" x l: 10' 6")

Range of high and low level units. Stainless steel sink unit, mixer tap. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Single panelled radiator.

WC

Wash hand basin. Low flush WC. Tiled floor.

FIRST FLOOR:

Landing

Hotpress with copper cylinder and immersion heater. Access to roofspace.

Bedroom 1

w: 3.17m x l: 4.42m (w: 10' 5" x l: 14' 6")

Double panelled radiator.

En-suite

w: 1.2m x l: 3.16m (w: 3' 11" x l: 10' 4")

Tiled shower enclosure with 'Aqualisa' power shower. Pedestal wash hand basin. Low flush WC. Tiled floor. Single panelled radiator.

Bedroom 2

w: 2.83m x l: 3.4m (w: 9' 3" x l: 11' 2")

Double panelled radiator.

Bedroom 3



w: 2.1m x l: 2.27m (w: 6' 11" x l: 7' 5")

Single panelled radiator.

Bathroom

w: 2.33m x l: 2.45m (w: 7' 8" x l: 8')

Panelled bath with mixer tap and shower fitting. Tiled shower enclosure with 'Aqualisa' electric shower. Pedestal wash hand basin. Low flush WC. Tiled floor. Extractor fan. Double panelled radiator.

Outside

Front garden in lawn. Tarmac driveway.

Enclosed rear garden laid in lawn. PVC oil storage tank. Outside tap.

Detached Garage

w: 3.45m x l: 4.04m (w: 11' 4" x l: 13' 3")

Roller door. Pedestrian door. Window. 'Grant' oil fired boiler. Light and power.

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

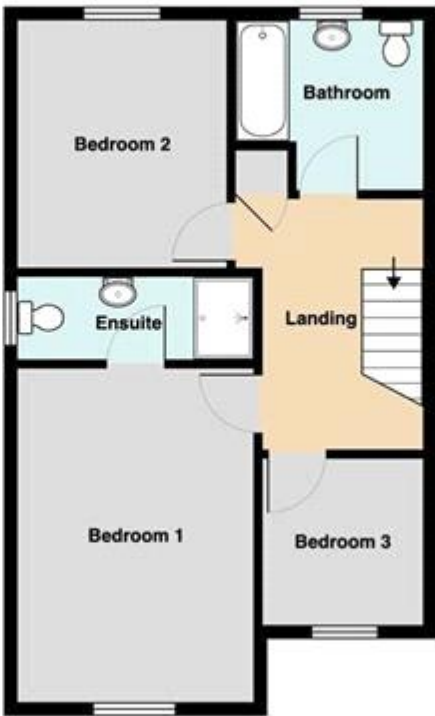
Details from the LPSNI website - estimated rates payable £955.29



24 Laurel Wood, Ballinderry Lower, LISBURN, BT28 2GQ



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)		
C (69-80)		
D (55-68)	65	71
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
Northern Ireland		EU Directive 2002/91/EC

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.