



## 21 The Brambles, Lisburn BT28 2XY

**OIRO £209,950** Leasehold

A well maintained and presented semi detached house located within the Brambles, a cul de sac development in the popular Limetree Avenue / Knockmore Road area of Lisburn.

Semi detached house | 2 Reception | 3 bedrooms, 1 ensuite | Kitchen | Oil fired central heating | PVC Double Glazing | PVC fascias and guttering | Gardens |

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A well maintained and presented semi detached house located within the Brambles, a cul de sac development in the popular Limetree Avenue / Knockmore Road area of Lisburn.

With superb accessibility to Lisburn city centre and access routes to Belfast, this property further benefits from convenience to great local amenities and schools.

The accommodation briefly comprises entrance hall, lounge with open fire, open plan to dining room, modern kitchen with granite worksurfaces, principal bedroom with ensuite shower room, 2 further bedrooms and family bathroom.

There are gardens to front and rear, the rear being enclosed with lawn, paved patio and decked areas, together with a large timber utility shed.

This lovely home also benefits from oil central heating and PVC double glazing.

Viewing is highly recommended by appointment.

Tenure: Leasehold

#### **GROUND FLOOR :**

##### **Entrance hall**

PVC double glazed entrance door and side panels. Laminate flooring. Cloaks cupboard. Single panelled radiator.

##### **Lounge**

w: 3.89m x l: 4.77m (w: 12' 9" x l: 15' 8")

Feature fireplace with open fire. Laminate flooring. Cornice. Double panelled radiator.

Square opening to dining room.

##### **Dining Room**

w: 2.91m x l: 3.25m (w: 9' 7" x l: 10' 8")

Laminate flooring. Cornice. Single panelled radiator. Patio doors to rear garden.

##### **Kitchen**

w: 3.01m x l: 3.23m (w: 9' 11" x l: 10' 7")

Good range of high and low level units with granite worktops, upstands and splashback. Stainless steel sink unit, mixer tap. Space for cooker and fridge/freezer. Stainless steel extractor hood. Plumbed for dishwasher. Tiled floor. Radiator. PVC glazed back door.

#### **FIRST FLOOR:**

##### **Landing**

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

##### **Bedroom 1**

w: 3.61m x l: 4.8m (w: 11' 10" x l: 15' 9")

(max dimensions) Laminate flooring. Fitted wardrobes with sliding doors. Single panelled radiator.

##### **En-suite**

Shower enclosure with rainhead and hand held shower heads. Wash hand basin on vanity unit, mixer tap. Low flush WC. Panelled walls. Spotlights. Extractor fan. Chrome towel radiator.

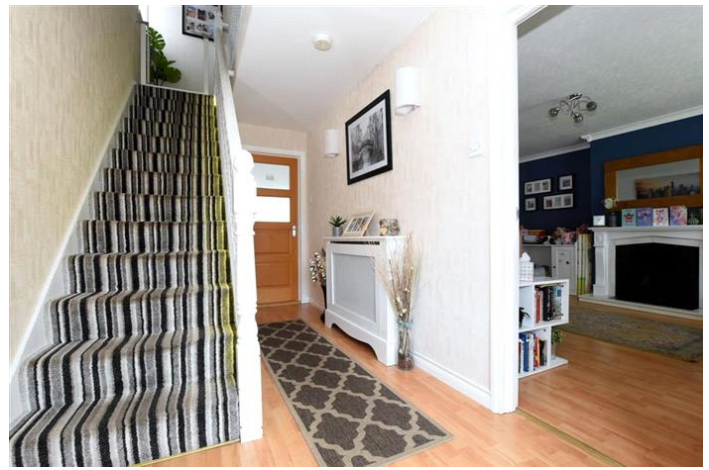
##### **Bedroom 2**

w: 2.33m x l: 3.36m (w: 7' 8" x l: 11')

Laminate flooring. Single panelled radiator.

##### **Bedroom 3**

w: 2.33m x l: 2.57m (w: 7' 8" x l: 8' 5")



Laminate flooring. Single panelled radiator.

### Bathroom

Panelled bath with mixer tap and shower fitting. Pedestal wash hand basin. Low flush WC. Spot lights. Extractor fan. Wall and floor tiling. Chrome towel radiator.

### Outside

Tarmac driveway. Lawned front garden.

Rear garden laid in lawn. Decked area. Perimeter fencing and planted borders.

Oil fired boiler in housing. PVC oil storage tank.

Shed with electrics and plumbing for utility area.

### Required info under Trading Standards Guidance

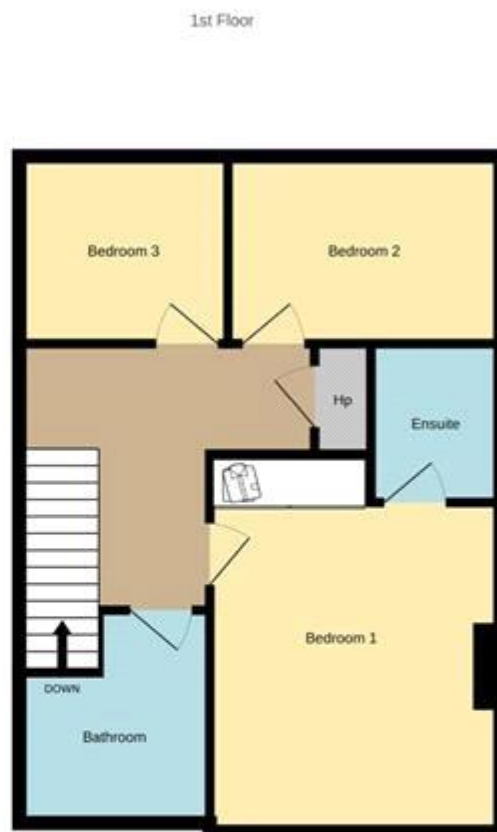
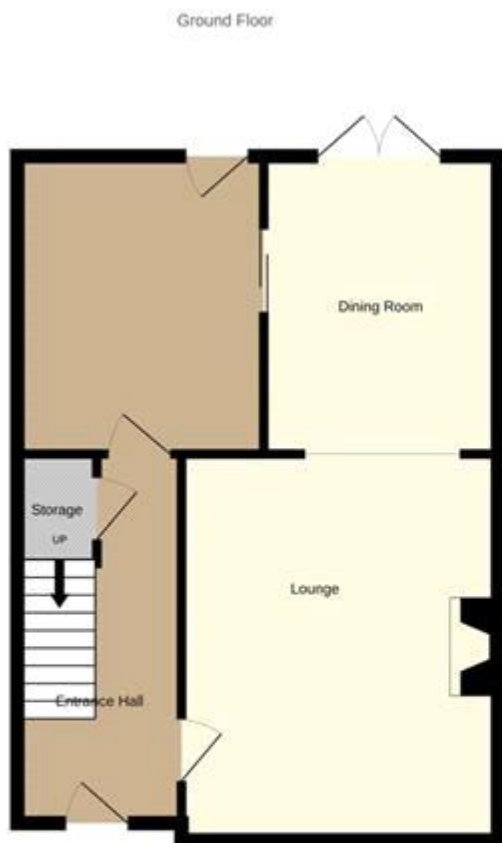
#### TENURE

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 for 2025/26 is £1,091.76





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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/fittings 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.