



VIEW TO FRONT



70c Glenavy Road, Lisburn BT28 3UT

£325,000 Freehold

Located on the edge of Lisburn this is a fantastic opportunity to purchase a detached bungalow in a semi rural, yet convenient, location.

Detached bungalow | 2 Receptions | Kitchen/dining | 3 bedroom, principal with ensuite | Family bathroom | Utility room | Integral double garage | Oil fired central heating | PVC Double Glazing |

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Located on the edge of Lisburn this is a fantastic opportunity to purchase a detached bungalow in a semi rural, yet convenient, location.

Enjoying an elevated site the property enjoys magnificent views over the surrounding countryside, including panoramic views across to the Mourne Mountains, to the front, and backs onto open farmland affording a good degree of privacy.

The accommodation briefly comprises entrance porch, entrance hall, large lounge with bay window, family room, kitchen with dining area, utility and WC, 3 bedrooms (1 with ensuite shower room) and main bathroom.

Outside there is a tarmac driveway, with attractive planting to either side, and spacious parking area leading to the integral double garage, with a lawned garden to the front and mature shrub beds.

This home also has oil fired central heating and PVC double glazing.

The property is within a short distance of several local primary schools, while for older children bus services are available on the Glenavy road to Lisburn and Belfast.

Sure to appeal to a wide range of purchasers we would recommend you book your viewing soon through Falloon Estate Agents.

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Sewerage: Septic Tank

Entrance porch

Covered external porch.

Panelled hardwood front door with glazed side panels. Tiled floor. Glazed internal door to entrance hall.

Entrance hall

Spacious entrance hall. Laminate flooring. Cloaks cupboard. Cornice. Double panelled radiator.

Glazed double doors to lounge.

Lounge

w: 4.44m x l: 5.95m (w: 14' 7" x l: 19' 6")

Carved mahogany fireplace with polished marble and granite inset and hearth. Coal effect gas fire. Cornice. Ceiling rose. 2 double panelled radiators.

Family room

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

Feature mahogany fireplace with polished marble and granite inset and hearth. Coal effect gas fire. Laminate flooring. Cornice. Ceiling rose. Double panelled radiator.

PVC double glazed french doors to rear patio area.

Kitchen/dining

w: 4.46m x l: 5.66m (w: 14' 8" x l: 18' 7")

Range of high and low level units in mid oak with marble effect worktops. 1.5 bowl stainless steel sink unit mixer tap. 'Neff' integrated ceramic hob. Double oven. Plumbed for dishwasher. Part tiled walls. Ceramic tiled floor. Spot lights. Breakfast bar. Double panelled radiator.

Utility Room

Range of fitted cupboards with inset stainless steel sink unit, mixer tap. Plumbed for washing machine. Space for tumble dryer. Space for fridge/freezer.



WC

Wash hand basin on vanity unit. Low flush WC. Single panelled radiator.

Rear hall

Single panelled radiator. Door to garage.

Bedroom 1

w: 3.77m x l: 4.11m (w: 12' 4" x l: 13' 6")

Double built in wardrobe. Range of fitted bedroom furniture. Laminate flooring. Single panelled radiator.

En-suite

w: 1.44m x l: 2.74m (w: 4' 9" x l: 9')

Large shower enclosure, mixer shower. Wash hand basin on vanity unit, mixer tap. Low flush WC. Wall and floor tiling. Single panelled radiator.

Bedroom 2

w: 3.63m x l: 4m (w: 11' 11" x l: 13' 1")

Single panelled radiator.

Bedroom 3

w: 2.82m x l: 3.77m (w: 9' 3" x l: 12' 4")

Built in wardrobe. Single panelled radiator.

Bathroom

w: 2.46m x l: 3.62m (w: 8' 1" x l: 11' 11")

Boxed in bath. Wash hand basin on vanity unit, mixer tap. Low flush WC. Wall and floor tiling.

Outside

Front garden with lawned area and mature shrub beds.

Tarmac driveway and paths.

Car wash area with concrete surfacing.

Enclosed rear patio garden with open farmland to rear.

PVC oil storage tank. Outside tap.

Integral double garage

w: 6.06m x l: 6.5m (w: 19' 11" x l: 21' 4")

Electric roller door. Light and power. 'Grant' oil fired boiler.

Tenure

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

Rates payable

Details from the LPSNI website - estimated domestic rate bill £2477.00



70c Glenavy Road, LISBURN, BT28 3UT



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	44	58
(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/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.