



5 WILDEEN, LISBURN, BT27 4HG



- A Well Presented Semi Detached Property Occupying A Pleasant Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Composite Entrance Door And Laminated Timber Floor
- Lounge/Dining Area With Decorative Wooden And Granite Fireplace Plus Laminated Timber Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

- Kitchen With Range Of Integrated Appliances
- Family Room/Bedroom Five
- Shower Room
- Four Bedrooms (Two With Built In Storage)

PRICE: OFFERS IN THE REGION OF £229,950

VIEWING BY APPOINTMENT THROUGH AGENTS

REF: DL281025SR

- Tiled Bathroom With White Suite
- Part Floored Roofspace With Slingsby Style Ladder
- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed Rear And Side Garden Laid In Lawn With Paved Patio Area
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- Majority PVC Double Glazed Windows

ACCOMMODATION Measurements are approximate

ENTRANCE HALL:

PVC composite entrance door with double glazed side panels. Laminated timber floor.

LOUNGE/DINING AREA:

26' 1" x 13' 6" (7.96m x 4.12m)

Measurements taken to widest points. Decorative wooden and granite fireplace with open fire. Laminated timber floor. Recessed spotlights. Open plan to kitchen. PVC double glazed door to rear patio area and garden.

KITCHEN WITH RANGE OF INTEGRATED APPLIANCES:

11' 10" x 8' 2" (3.60m x 2.50m)

Range of high and low level units. Polished granite effect round edge work surfaces. Integrated oven and hob. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with swan neck mixer tap. Recessed spotlights. Tiled floor. Open plan to lounge/dining area.

FAMILY ROOM/BEDROOM (5):

10' 9" x 8' 1" (3.27m x 2.47m)

Laminated timber floor.

INNER HALL:

Laminated timber floor. Storage under stairs with light.

SHOWER ROOM:

Shower cubicle with electric shower and bi-folding door. Pedestal wash hand basin. Close couple low flush wc. PVC panelled walls. Tiled floor.



FIRST FLOOR

BEDROOM (1):

13' 7" x 12' 8" (4.14m x 3.85m)

Measurements taken to widest points.
Built in storage cupboard.



BEDROOM (2):

11' 5" x 8' 3" (3.48m x 2.52m)

Built in storage cupboard.



BEDROOM (3):

11' 11" x 8' 3" (3.62m x 2.52m)

Laminated timber floor.



BEDROOM (4):

10' 2" x 8' 7" (3.09m x 2.62m)

TILED BATHROOM:

White suite. Panelled bath with mixer tap and electric shower. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Wall mounted mixer tap and shower attachment. Chrome finish heated towel rail. Tiled walls. Tiled floor. Recessed spotlights. Separate hotpress on landing.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Front garden laid in lawn with tarmac driveway. Enclosed rear and side garden laid in lawn with paved patio area. Garden shed. PVC oil storage tank. Firebird condensing type oil fired boiler. Outside light.



DIRECTIONS

From Harmony Hill turn onto Riverside Drive. Take the first left into Wildeen. Number 5 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



TENURE:

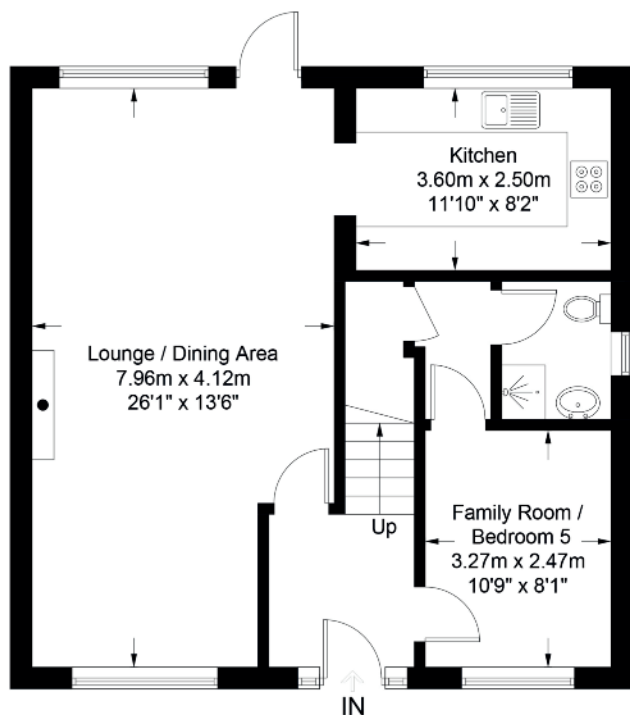
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

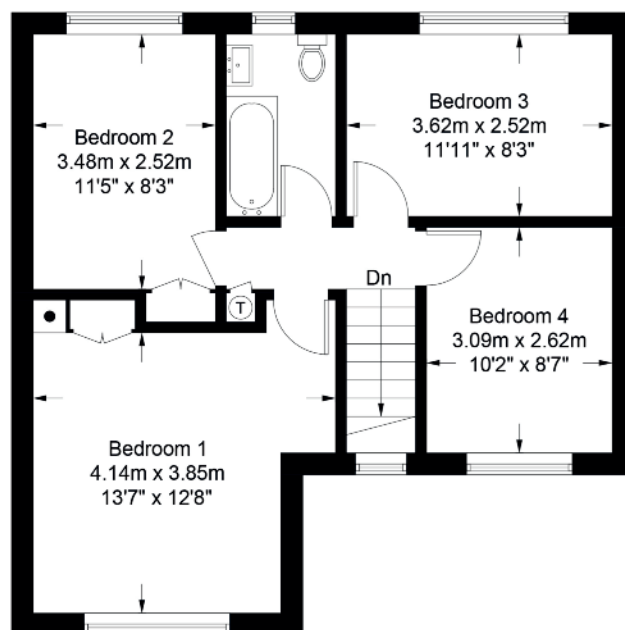
For period April 2025 to March 2026 £1,137.25



5 Wildeen



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1250266)

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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