



## 44 CLONTARA PARK, BELSIZE ROAD, LISBURN, BT27 4LB

- An Extended And Exceptionally Well Appointed Detached Bungalow Occupying A Spacious End Of Cul De Sac Setting Within This Highly Desirable And Convenient Residential Location
- This Most Outstanding Property Has Been Extensively Upgraded And Modernised Throughout To Provide A Truly Superb Home Of The Highest Standards
- Entrance Hall With Composite Entrance Door And Solid Oak Floor
- Spacious Lounge With Open Fireplace And Solid Oak Floor
- Luxury Fitted Kitchen/Dining Area With Open Plan Family Room / Extensive Range Of Units And Island Unit Plus Range Of Integrated Appliances
- Four Good Sized Bedrooms With Solid Oak Floors (Master Bedroom With Luxury Shower Room En Suite)
- Luxury Bathroom With White Suite And Thermostatic Shower
- Detached Premium Double Garage With Remote Control Roller Door, Loft Storage And EV Charger

**PRICE: OFFERS IN THE REGION OF £395,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D68**

**REF:DL290725HG**

- Tarmac Driveway And Parking Area / Original Detached Single Garage
- Spacious Rear Garden Laid In Lawns With Private Aspects / Brick Set Patio Area And Paths
- Gas Fired Central Heating System With Worcester Combi Boiler Fitted August 2024
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits / Upgraded Wiring And Plumbing

## ACCOMMODATION

All measurements are approximate.

### ENTRANCE HALL:

Solid oak floor. Composite double glazed entrance door. Recessed spotlights.



### LOUNGE:

16' 1" x 13' 9" (4.89m x 4.19m)

Open fireplace and slate hearth. Solid oak floor. Recessed spotlights.



## LUXURY FITTED KITCHEN/DINING AREA/FAMILY ROOM WITH RANGE OF INTEGRATED APPLIANCES:

19' 3" x 14' 7" (5.86m x 4.45m)

Extensive range of high and low level units and island unit. Minerva solid work top and breakfast bar. Schock bowl and a half single drainer stainless steel sink unit. Mono style mixer tap. Bosch integrated double oven and induction hob. Bosch extractor hood in stainless canopy. Hoover integrated dishwasher. Integrated washer/dryer. Recessed spotlights. Kick panel lighting. Ceramic tiled floor. Under unit lighting. PVC double glazed double doors to Patio and Rear Garden.





**BEDROOM (1):**  
**16' 0" x 12' 4" (4.87m x 3.75m)**  
Solid oak floor.



**LUXURY SHOWER ROOM EN SUITE:** Daryl walk in shower enclosure. Triton electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spot light. Chrome finished heated towel rail.

**BEDROOM (2):**  
**12' 0" x 12' 10" (3.67m x 3.91m)**  
Solid oak floor.



**BEDROOM (3):**  
**12' 2" x 12' 10" (3.70m x 3.91m)**  
Solid oak floor.

**BEDROOM (4) or DINING ROOM:**  
**9' 10" x 8' 6" (3.00m x 2.60m)**  
Solid oak floor.



**LUXURY BATHROOM:**

White suite. Panelled shower bath with mixer tap. Curved shower screen. Thermostatic shower. Pedestal wash hand basin. Mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor. Recessed spotlights.

Wooden folding ladder to floored and plaster finish roofspace storage with roof window. Light and power. Radiator

**OUTSIDE:** Exclusive end of cul de sac location. Front garden laid in lawn. Tarmac driveway and parking area. Spacious rear garden laid in lawn. Pavior brick set patio area and paths.

**DETACHED DOUBLE PREMIUM GARAGE**  
**23' 0" x 21' 7" (7.02m x 6.58m)**

Remote control roller shutter door. Range of built in units. Double drainer stainless steel sink unit mixer tap. Plumbed for washing machine. Light and power. Wooden folding ladder to loft storage. PVC double glazed pedestrian door. Cavity wall and loft insulation. EV charging point.

**DETACHED SINGLE GARAGE: 19' 2" x 9' 10" (5.85m x 3.00m)**  
Roller shutter door. Light and power.

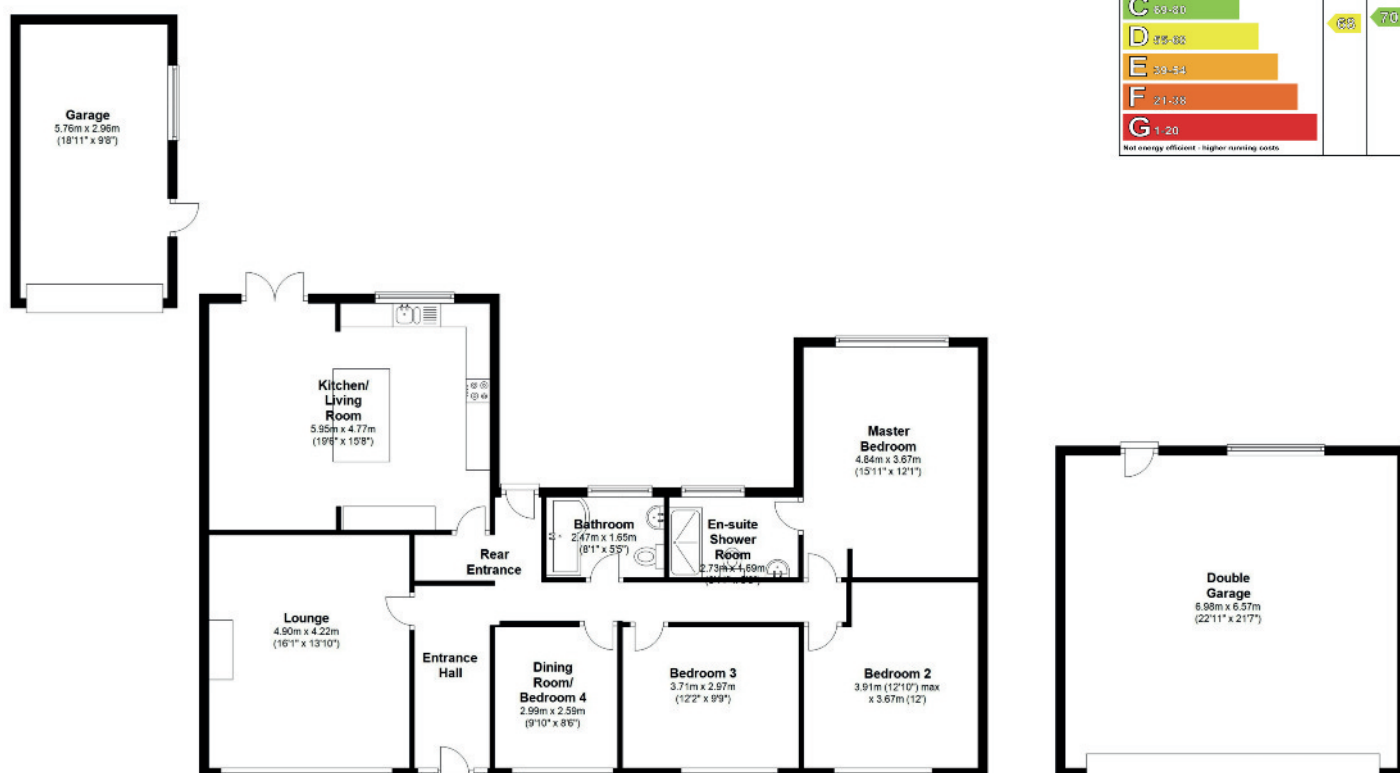


**TENURE:** We have been advised the tenure for this property is leasehold and the annual ground rent is £25, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2025 to March 2026 £1,865.09

**DIRECTIONS:** From Belsize Road turn into Clontara Park, number 44 is the last property on the left.

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



Very energy efficient - lower running costs	Current	Potential
A 92 plus		
B 81-91		
C 69-80		
D 55-68	65	70
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

PLANS ARE NOT TO SCALE AND MEASUREMENTS ARE APPROXIMATE

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