



234 KILLOWEN GRANGE, LISBURN, BT28 3JG

- An Exceptionally Well Presented And Extended Semi Detached Property Occupying A Pleasant Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Porch With Mahogany Effect PVC Double Glazed Entrance Door and Tiled Floor
- Lounge With Bow Window And Brick Built Fireplace With Multi Fuel Burning Stove On Tiled Hearth
- Kitchen/Dining Area With Integrated Double Neff Oven And Four Ring Gas Hob
- Conservatory With Laminated Timber Floor And PVC Double Glazed Double Doors To Rear Patio Garden
- Three Bedrooms (Two With Laminated Timber Floor/One With Built In Storage Cupboard)
- Bathroom With White Suite Including Electric Shower

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C69

REF: DL210825SR

- Part Floored Roofspace With Slingsby Style Ladder
- Tarmac Driveway And Parking Area To Front
- Enclosed Rear Patio Garden Laid In Paving Plus Raised Decking Area With Artificial Grass
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

ENTRANCE PORCH:

Mahogany effect PVC double glazed entrance door. Storage cupboard. Tiled floor.

LOUNGE:

15' 5" x 12' 5" (4.69m x 3.79m)

Measurements taken to widest points. Brick built fireplace with multi fuel burning stove on tiled hearth. Storage under stairs. Bow window. Laminated timber floor.

KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

15' 5" x 10' 4" (4.69m x 3.16m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated double Neff oven. Integrated four ring gas hob. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel Blanco sink unit with swan neck mixer tap. Plumbed for washing machine. Space for American fridge freezer. Laminated timber floor. Recessed spotlights. Open plan to conservatory.

CONSERVATORY:

9' 10" x 9' 7" (3.00m x 2.91m)

PVC double glazed double doors to rear patio garden. Laminated timber floor. Open plan to kitchen/dining area.



FIRST FLOOR

BEDROOM (1):

11' 10" x 9' 1" (3.61m x 2.77m)

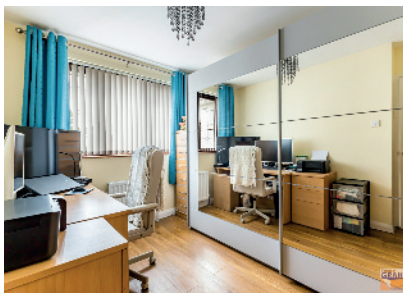
Measurements taken to widest points.



BEDROOM (2):

11' 1" x 9' 1" (3.39m x 2.77m)

Laminated timber floor.

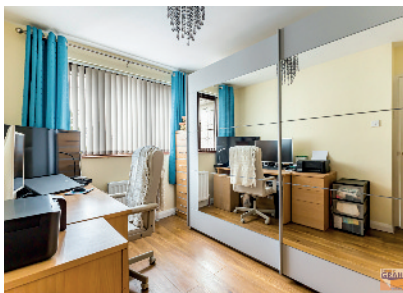


BEDROOM (3):

12' 0" x 6' 10" (3.67m x 2.08m)

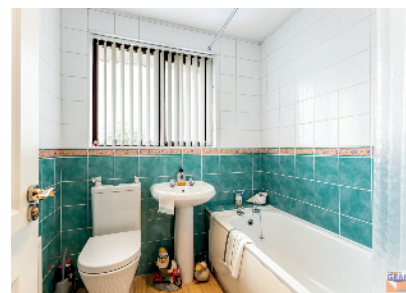
Measurements to include built in storage cupboard. Laminated timber floor.

Recessed spotlights.



BATHROOM:

White suite. Panelled bath with electric shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Recessed spotlights. Separate storage cupboard on landing.



ROOFSPACE:

Slingsby style ladder. Gas fired boiler. Part floored. Light.

OUTSIDE:

Tarmac driveway and parking area to front. Enclosed rear patio garden laid in paving. Raised decking area with artificial grass. Garden shed. Outside tap and light.

TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £841.57

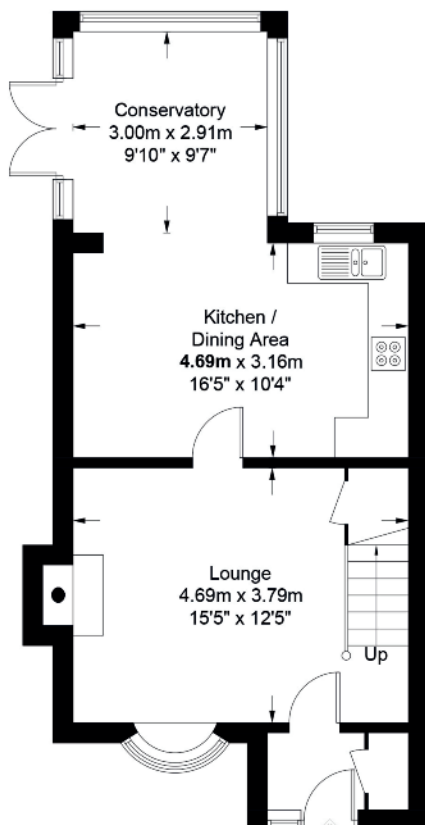
DIRECTIONS:

From Glenavy Road turn into Killowen Grange. At the end of the road turn right. Follow the road to the end and turn right. Take the first right into the cul de sac. Number 234 is on the right.

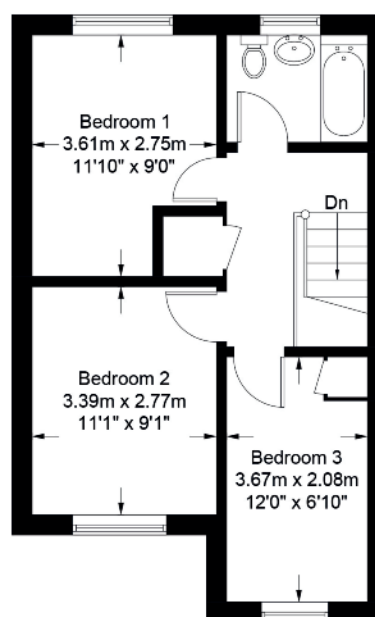
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



234 Killowen Grange



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1231285)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

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

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