



17 POND PARK AVENUE, LISBURN, BT28 3JN

- A Well Presented Semi Detached Bungalow Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door
- Lounge With Coal And Flame Effect Remote Control Electric Fire On Raised Granite Hearth
- Dining Room With PVC Double Glazed Sliding Patio Door To Sun Room
- Sun Room With PVC Double Glazed Double Doors To Rear Patio Garden
- Kitchen With Integrated Appliances / Utility Room
- Two Double Bedrooms (One With Built In Robes With Sliding Mirrors Doors And Fitted Interior)

PRICE: OFFERS IN THE REGION OF £219,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E5I

REF: DLI11225SR

- Spacious Tiled Bathroom With White Suite Including Large Shower Cubicle
 - Part Floored Roofspace With Ladder
 - Pavior Brickset Parking Area And Tarmac Driveway To Front / Enclosed Rear Patio Garden
 - Detached Garage With Up And Over Door
 - Oil 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 double entrance doors. Tiled floor.

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with double glazed side panel. Hotpress. Access to roofspace.

LOUNGE:

18' 3" x 11' 9" (5.55m x 3.57m)

Measurements taken to widest points. Coal and flame effect remote control electric fire on raised granite hearth.

DINING ROOM:

11' 1" x 9' 8" (3.39m x 2.94m)

PVC double glazed sliding patio door to sun room.

SUN ROOM:

11' 10" x 10' 4" (3.61m x 3.14m)

PVC double glazed double doors to rear patio garden. Tiled floor. Vaulted ceiling with spotlights.

KITCHEN WITH INTEGRATED APPLIANCES:

11' 1" x 9' 5" (3.39m x 2.86m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated double oven. Integrated Neff hob. Integrated fridge. Extractor unit. Single drainer stainless steel. Blanco sink unit with mixer tap. Part tiled walls. Tiled floor. PVC double glazed door to rear patio garden.

UTILITY ROOM:

8' 4" x 6' 1" (2.55m x 1.86m)

Measurements taken to widest points. Low level unit. Woodgrain effect round edge work surface. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Tiled walls. Tiled floor. Recessed spotlights.



BEDROOM (1):

12' 10" x 12' 8" (3.92m x 3.86m)

Measurements to include built in robes with sliding mirror doors and fitted interior.



BEDROOM (2):

12' 10" x 9' 5" (3.92m x 2.87m)



SPACIOUS TILED BATHROOM:

White suite. Large shower cubicle with Triton electric shower. Panelled bath with mixer tap. Pedestal wash hand basin. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Recessed spotlights.



ROOFSPACE:

Ladder. Part floored. Light.

OUTSIDE

Flower bed to front laid in gravel with shrubbery. Pavior brick set parking area. Tarmac driveway with mahogany effect PVC double glazed door leading to rear patio garden. Enclosed rear patio garden laid in paving and stone effect paving. Raised pavior brick set area. PVC oil storage tank. Outside tap and light.

DETACHED GARAGE:

17' 1" x 9' 11" (5.20m x 3.01m)

Up and over door. Light and power. Oil fired boiler. Work bench. High level units. PVC double glazed entrance door.



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 £1,228.23

DIRECTIONS

From Pond Park Road turn onto Pond Park Avenue. Number 17 is 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.



17 Pond Park Avenue

Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft
Detached Garage = 15.7 sq m / 169 sq ft
Total = 124.5 sq m / 1340 sq ft

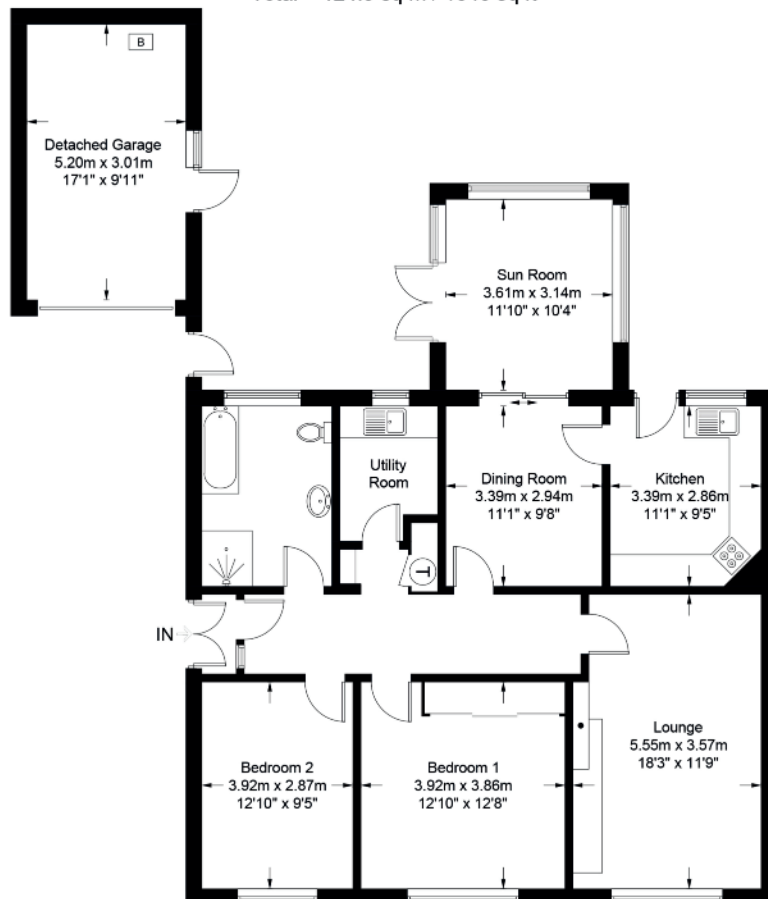


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1261150)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 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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