



17 KNOCKDARRAGH PARK, LISBURN, BT28 2XZ

- A Recently Refurbished And Beautifully Presented Semi Detached Property Occupying A Spacious Setting Within This Most Popular And Convenient Residential Location
- Spacious Lounge With Polished Limestone And Granite Fireplace
- Luxury Refurbished Kitchen And Dining Area With Range Of Integrated Appliances And Patio Door
- Three Good Sized Bedrooms (One With Shower Room En Suite)
- Recently Fitted Luxury Bathroom With Bath And Walk In Shower Enclosure
- Front Side And Enclosed Rear Gardens Laid In Lawns And Patio Area
- Detached Garage And Tarmac Driveway

PRICE: OFFERS IN THE REGION OF £229,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D68

REF:DL01062697HG

- Gas Fired Central Heating System (New Boiler Feb 2022)
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits / New Oak Internal Doors
- A most outstanding example of this larger house type pleasantly situated within this prime location close to schools, shops and city centre, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE HALL:

PVC double glazed entrance door. Herringbone design ceramic tiled floor. Cloaks storage under stairs with light.

LOUNGE:

4.70m (15'5") x 4.51m (14'10")

Measurement taken into bay window. Feature polished limestone and granite fireplace. Wall light points. Plaster cornice.

SPACIOUS AND LUXURY KITCHEN AND DINING AREA:

6.68m (21'11") x 3.00m (9'10")

Range of high and low level units. Laminated worktops and dining bar. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated Bosch double oven and ceramic touch control hob. Glass splash back. Extractor hood in stainless steel canopy. Integrated fridge/freezer. Plumbed for dishwasher. Under unit lighting. Herringbone design and light oak effect ceramic tiled floor. Recessed spotlights. PVC double glazed patio door leading to patio and rear garden.



FIRST FLOOR

BEDROOM (1): 4.04m (13'3") x 2.95m (9'8")

SHOWER ROOM EN SUITE:

Shower cubicle. Thermostatic shower. Pedestal wash hand basin. Close couple low flush wc.



BEDROOM (2): 3.75m (12'4") x 2.97m (9'9")

BEDROOM (3): 2.97m (9'9") x 2.85m (9'4")

Measurements taken to widest points.

RECENTLY FITTED LUXURY BATHROOM:

Panelled bath with mixer tap. Walk in shower enclosure with slate shower tray. Drencher head and shower attachment. Floating vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Feature wall and floor tiling. Recessed spotlights. Separate airing cupboard with gas fired boiler.

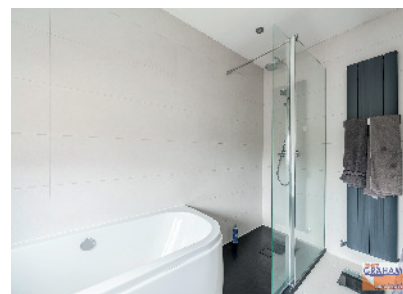


OUTSIDE:

Front side and enclosed rear gardens. Laid in lawns. Paved patio area. Tarmac driveway/parking space.

DETACHED BRICK GARAGE: 6.22m (20'5") x 3.01m (9'11")

Up and over door. Light and power.



TENURE: We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2026 to March 2027 £1143

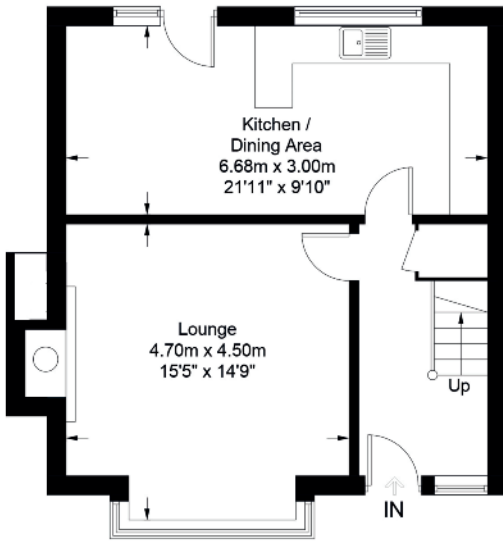
DIRECTIONS: From Knockmore Road turn into Knockdarragh Park, number 17 is on the left.

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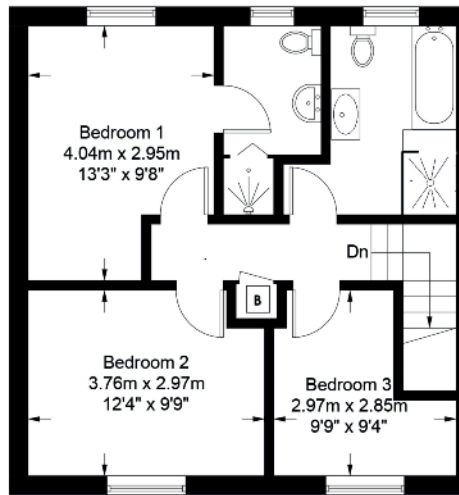


17, Knockdarragh Park

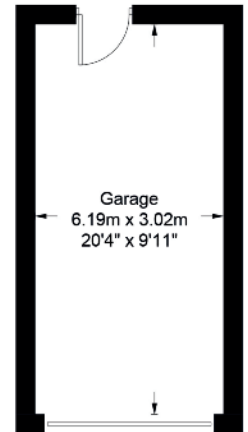
Approximate Gross Internal Area = 99.6 sq m / 1075 sq ft
 Garage = 18.7 sq m / 201 sq ft
 Total = 118.6 sq m / 1276 sq ft



Ground Floor
552 sq ft / 51.3 sq m



First Floor
523 sq ft / 48.6 sq m



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID780612)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	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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