



Sandymount, Ballyskeagh,

**Offers in the region of  
£129,950**



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# Sandymount, Ballyskeagh, Lisburn, County Antrim

## Offers in the region of £129,950

A most highly presented extended terraced property situated in this much admired and ever sought after location. just off the Ballyskeagh Road, on the fringes of South Belfast/ Lisburn and the Lagan Tow Path for walkers and cyclists alike. Accommodation comprises entrance hall, spacious lounge/ family room with feature fireplace, modern fitted kitchen/ dining area, three bedrooms plus white bathroom suite. Single garage with access to main road to rear. Oil fired heating and double glazing throughout, impressive paved patio area with plants and shrubs. Immediate viewing is considered in this location, most suitable to first time buyers and investors.

### ENTRANCE HALL

Pvc double glazed front door.

### LOUNGE

3.96m x 7.59m (13'0" x 24'11")

Feature fireplace with electric fire inset, bay window

### FAMILY AREA

Open to lounge

### KITCHEN

3.10m x 4.41m (10'2" x 14'6")

Range of modern fitted high and low level units, laminate work tops, inlaid sink unit, integrated dishwasher and fridge, wall and floor tiling, recessed lighting

### DINING AREA

Open to kitchen

### FIRST FLOOR LANDING

#### BEDROOM 1

3.62m x 3.84m (11'11" x 12'7")

Built-in robes

#### BEDROOM 2

2.56m x 2.43m (8'5" x 8'0")

Dormer window, access to loft

#### BEDROOM 3

2.38m x 3.11m (7'10" x 10'2")

Laminate flooring, built-in robe

### BATHROOM

White suite comprising corner panelled bath, wash hand basin, low level Wc, power shower, wall and floor tiling.

### SINGLE GARAGE

Roller door, oil fired boiler. oil storage tank, plumbed for washing machine, light and power.

### OUTSIDE

Access through garage to tarmac driveway leading to main road. Front paved patio area with a range of plants and shrubs. Cul-de-sac location.

### EPC



For full EPC please contact the branch



