



13 POND PARK CRESCENT, LISBURN, BT28 3JJ

- An Exceptionally Well Presented Semi Detached Property Situated Within This Popular Location Convenient To Lisburn City Centre And In Close Proximity To Local Amenities
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge/Dining Area With Decorative Wooden And Granite Fireplace Plus Laminated Timber Floor
- Kitchen With Integrated Appliances
- Three Bedrooms
- Tiled Bathroom With White Suite Including Mira Go Electric Shower
- Part Floored Roofspace With Slingsby Style Ladder

PRICE: OFFERS IN THE REGION OF £189,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E52

REF: DLI60425SR

- Front Garden Laid In Lawn With Asphalt Driveway
 - Rear Paved Patio Area With Garden Laid In Lawn
 - Detached Garage With Up And Over Door
 - Gas Fired Central Heating System
 - PVC Fascias And Soffits
 - PVC Double Glazed Windows
- 13 Pond Park Crescent is a property well suited to the first time buyer or families alike. The location is close to the local amenities at Murphys garage on the Pond Park Road and within reach of the schools at Wallace High, Friends School Lisburn and Pond Park Primary. We anticipate a high demand for this property and would therefore advise early viewing.



ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels. Laminated timber floor. Storage under stairs with Worcester gas fired boiler.



LOUNGE/DINING AREA:

24' 0" x 12' 0" (7.31m x 3.67m)

Measurements taken to widest points. Decorative wooden and granite fireplace with open fire. Laminated timber floor. Double glazed sliding patio door to rear patio area and garden.



KITCHEN WITH INTEGRATED APPLIANCES:

9' 2" x 7' 11" (2.80m x 2.42m)

Measurements to include built in storage cupboard. Range of high and low level units. Quartz effect work tops. Integrated Hotpoint oven. Integrated Hotpoint four ring gas hob. Integrated fridge freezer. Integrated slimline dishwasher. Extractor unit in stainless steel canopy. Belfast sink with quartz effect single drainer and swan neck mixer tap. Plumbed for washing machine. Recessed spotlights. PVC double glazed door to rear patio area and garden.



FIRST FLOOR

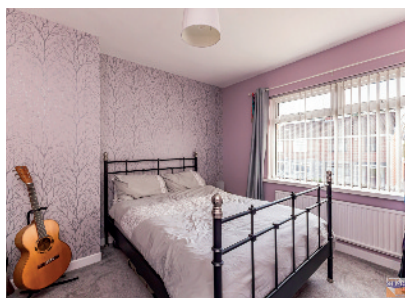
BEDROOM (1):

12' 5" x 10' 4" (3.78m x 3.14m)



BEDROOM (2):

11' 1" x 10' 2" (3.37m x 3.11m)



BEDROOM (3):

8' 2" x 7' 9" (2.49m x 2.37m)



TILED BATHROOM:

White suite. Panelled shower bath with swan neck mixer tap and Mira Go electric shower. Pedestal wash hand basin with swan neck mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Separate storage cupboard on landing.



ROOFSPACE:

Slingsby style ladder. Part floored.

OUTSIDE

Front garden laid in lawn with asphalt driveway. Rear paved patio area with garden laid in lawn. Outside tap and light.

DETACHED GARAGE:

17' 8" x 9' 8" (5.39m x 2.95m)

Up and over door. Light and power.



DIRECTIONS

From Pond Park Road turn onto Pond Park Avenue. Turn right onto Pond Park Crescent. Number 13 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.



TENURE:

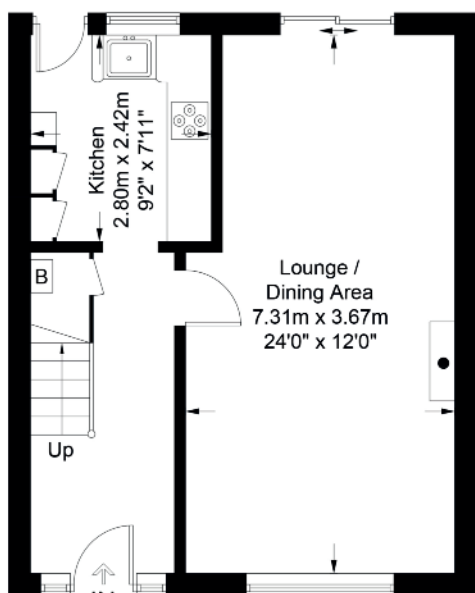
We have been advised the tenure for this property is leasehold and the annual ground rent is £15, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

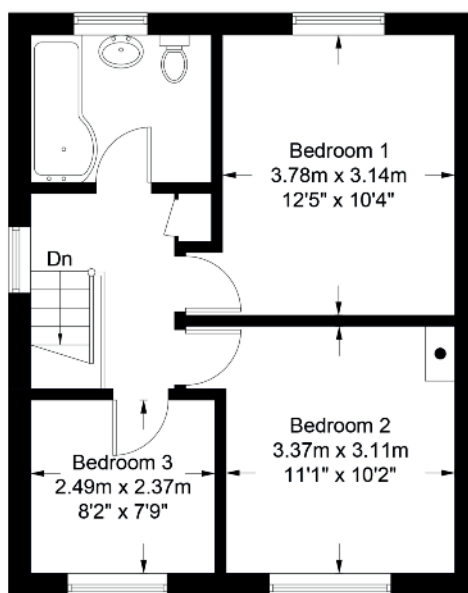
For period April 2025 to March 2026 £955.29



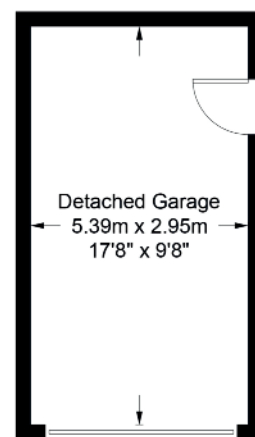
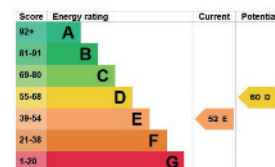
13 Pond Park Crescent



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © 2025 (ID1190700)

VALUATION SERVICE

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

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