



33 ARDIS AVENUE, LISBURN, BT28 3PY



- A Most Outstanding And Well Presented Semi Detached Property Pleasantly Situated Within This Prime Residential Location Convenient To Local Shops, Lisburn City Centre And Excellent Schools For All Ages
- Lounge With Pine And Cast Iron Fireplace, Bow Window And Oak Effect Laminated Timber Floor
- Extended And Luxury Fitted Kitchen/Dining Area With Integrated Appliances
- Optional Four Or Five Bedroom Layout Plus Luxury Shower Room To First Floor
- Luxury Tiled Shower Room To Ground Floor With Thermostatic Shower And Chrome Finish Heated Towel Rail
- Detached Garage And Tarmac Driveway
- Enclosed Rear Garden With Private And South Westerly Aspects

PRICE: OFFERS OVER £244,950

VIEWING BY APPOINTMENT THROUGH AGENTS
ENERGY EFFICIENCY RATING D58

REF:DL240425HG

- Gas Fired Central Heating System With Worcester Combi Gas Boiler (New 2020)
- PVC Double Glazed Windows And External Doors / PVC Fascias And Soffits
- An excellent example of one of these ever popular properties enjoying a prime setting within this highly desirable residential location, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Oak effect laminated timber floor. Open tread staircase. Spindled balustrade.

LOUNGE:

4.60m (15'1") x 3.74m (12'3")

Pine fire surround. Cast iron inset. Slate effect tiled hearth. Bow window. Oak effect laminated timber floor. Coving.

EXTENDED AND LUXURY FITTED KITCHEN/DINING AREA 5.80m (19'0") x 3.40m (11'2")

Measurements taken to widest points. Range of high and low level units with high gloss doors. Composite single drainer sink unit with mono style mixer tap. Bosch integrated oven and gas hob. Stainless steel splash back. Extractor hood in stainless steel canopy. Neff integrated dishwasher. Part tiled walls. Under unit lighting. Roof window. PVC double glazed back door.

DINING ROOM OR BEDROOM 5:

3.37m (11'1") x 2.76m (9'1")

Oak effect laminated timber floor. Coving.

BEDROOM (1):

3.97m (13'0") x 2.72m (8'11")

Oak effect laminated timber floor. Coving.



BEDROOM (2):

3.05m (10'0") x 2.72m (8'11")

Laminated timber floor. Coving.

LUXURY TILED SHOWER ROOM:

Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finished heated towel rail. Recessed spotlights. Built in storage cupboard.

LANDING: Built in storage.

BEDROOM (3):

3.32m (10'11") x 3.15m (10'4")

Measurements taken to widest points. Large Velux window. Eaves storage. Built in robe.

BEDROOM (4):

3.32m (10'11") x 2.72m (8'11")

Eaves storage. Built in robe.

LUXURY SHOWER ROOM:

Shower enclosure with thermostatic shower. Drencher head and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled effect panelled walls. Ceramic tiled floor. Roof window. Recessed spotlights.

OUTSIDE: Front garden laid in lawn. Shrubs in gravel beds. Rear garden laid in lawn. Flowers/shrubs in beds. Paved patio areas. Tarmac driveway.

GARAGE:

6.41m (21'0") x 3.17m (10'5")

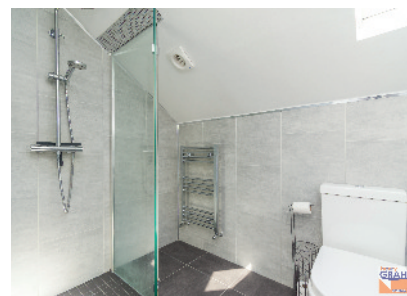
Up and over door. Light and power. Plumbed for washing machine.

TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £18, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2025 to March 2026 £1091.76

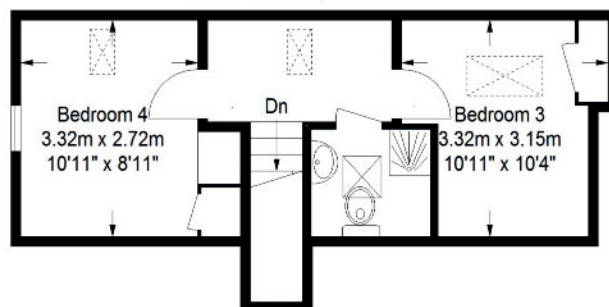
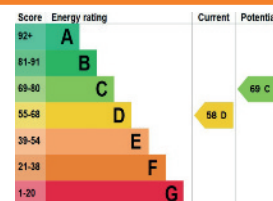
DIRECTIONS: From Belsize Road turn into Whitla Road, turn right into Ardis Avenue, number 33 is on the right.

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

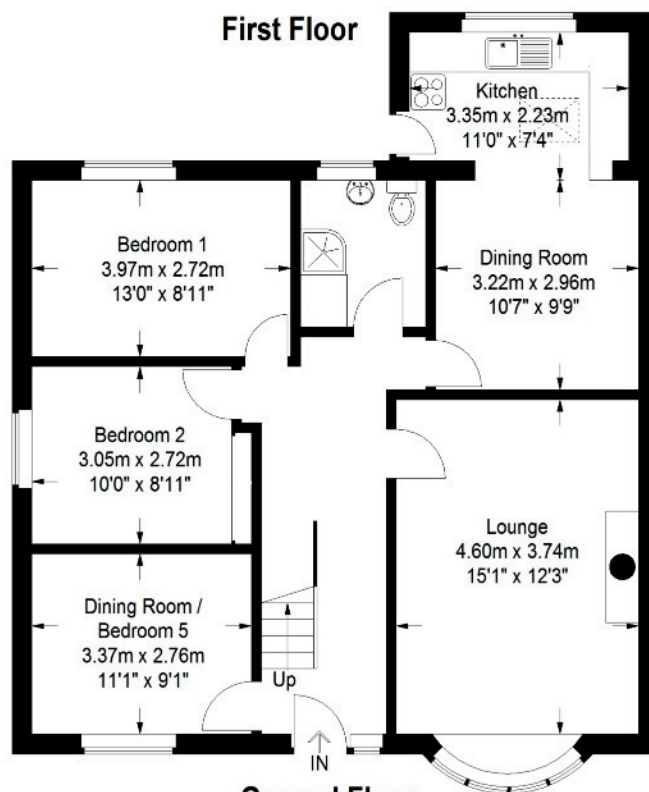


Ardis Avenue, Lisburn

Approximate Gross Internal Area
Ground Floor = 86 sq m / 926 sq ft
First Floor = 29.7 sq m / 320 sq ft
Total = 115.7 sq m / 1246 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansSketch.com © 2015 (ID171585)



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