



## 39 MONAVILLE AVENUE, LISBURN, BT28 2DF

- A Detached Bungalow Occupying A Spacious Setting 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 Composite Double Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge With Decorative Mahogany And Tiled Fireplace
- Kitchen/Dining Area With Integrated Fridge Freezer
- Three Bedrooms
- Bathroom With White Suite Including Large Shower Cubicle With Thermostatic Shower

**PRICE: OFFERS IN THE REGION OF £219,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING F26**

**REF: DL020525SR**

- Front Garden Laid In Lawn With Pavior Brick Driveway And Parking Area
- Spacious And Enclosed Rear With Garden Laid In Lawn
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows (Except One)



## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

Mahogany effect PVC composite double glazed entrance door with double glazed side panel. Tiled floor.



### CLOAKROOM:

Low flush suite. Wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls.



### LOUNGE:

**19' 3" x 13' 8" (5.86m x 4.16m)**

Decorative mahogany and tiled fireplace with open fire.



### KITCHEN/DINING AREA:

**20' 2" x 11' 4" (6.15m x 3.46m)**

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Space for oven and hob. Concealed extractor unit. Integrated fridge freezer. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. PVC composite double glazed door to driveway.



### **INNER HALLWAY:**

Hotpress. Laminated timber floor. Access to roofspace.

### **BEDROOM (1):**

13' 8" x 9' 8" (4.16m x 2.95m)



### **BEDROOM (2):**

13' 8" x 9' 4" (4.16m x 2.85m)

Laminated timber floor.



### **BEDROOM (3):**

10' 4" x 7' 6" (3.15m x 2.28m)



### **BATHROOM:**

White suite. Large shower enclosure with thermostatic shower and PVC panelled walls. Panelled bath. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Recessed spotlights.



### **OUTSIDE**

Front garden laid in lawn with mature trees and shrubbery. Pavior brick driveway and parking area with gated entrance. Spacious and enclosed rear. Rear garden laid in lawn. Gravel area to rear. Garden shed. PVC oil storage tank. Outside tap and light.



### **DETACHED GARAGE:**

Up and over door. Light and power. Adjoining boiler house with oil fired boiler.

### **DIRECTIONS**

From Antrim Road turn onto Monaville Avenue. Number 39 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.



**TENURE:**

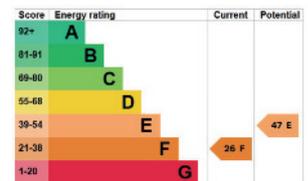
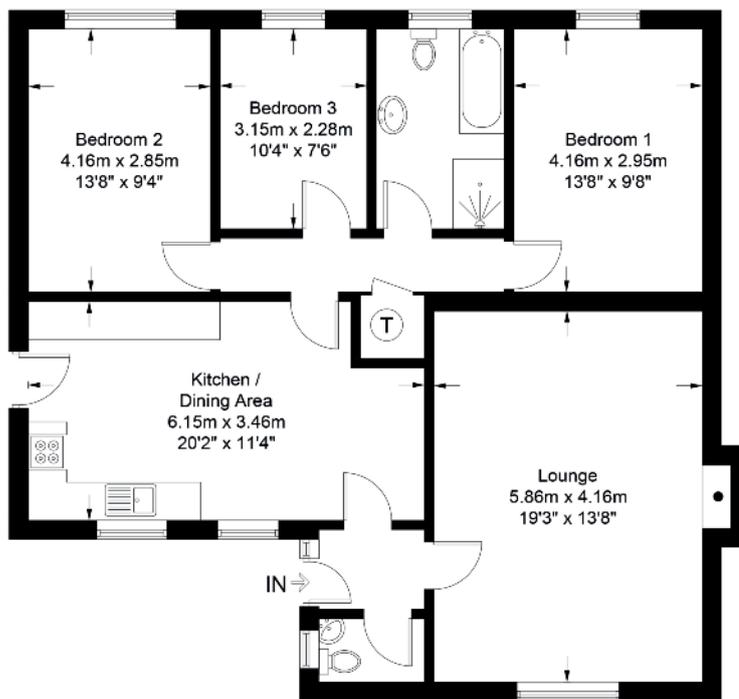
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:**

For period April 2025 to March 2026 £1,305.00



**39 Monaville Avenue**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID1196057)

## VALUATION SERVICE

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

[www.hgraham.co.uk](http://www.hgraham.co.uk)

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