



21 MAGHERALAVE GRANGE, LISBURN, BT28 3BZ

- Spacious And Well Presented First Floor Apartment
- Exclusive Cul De Sac Setting Within This Highly Desirable Residential Area
- Spacious Lounge With Marble Decorative Fireplace And Hearth
- Kitchen/Dinette With Range Of Built In Units And Granite Effect Work Surfaces
- Two Bedrooms With Built In Robes
- Luxury Shower Room With Large Shower Cubicle And Triton Electric Shower
- Partly Floored Roofspace Accessed By Aluminium Extending Ladder

PRICE: OFFERS IN THE REGION OF £135,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C73

REF:HG010525DL

- Detached Garage And Tarmac Parking Space
- Paved Patio Area With South Facing Aspect
- PVC Double Glazed Windows / PVC Fascias And Soffits
- Gas Fired Central Heating With Worcester Combi Boiler
- Excellent C73 Energy Rating

A rare opportunity to acquire one of these very desirable apartments, tucked away within an exclusive cul de sac location. One of only four, this particular apartment greatly benefits from a detached garage and spacious south facing patio area, making it ideal for first time buyers or those wishing to downsize yet retain some of the larger home aspects. Early viewing is highly recommended.

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Built in cloaks storage cupboard.

LOUNGE:

5.18m (17'0") x 3.40m (11'2")

Marble decorative fireplace and hearth coal effect electric fire. Plaster cornice.

KITCHEN/DINETTE:

3.46m (11'4") x 2.90m (9'6")

Range of high and low level units. Granite effect round edge work surfaces. Inset single drainer stainless steel sink unit with mixer tap. Integrated fridge freezer. Extractor canopy. Part tiled walls. Laminated timber floor. Plumbed for washing machine.



BEDROOM (1):**3.61m (11'10") x 3.40m (11'2")**

Range of built in robes with sliding mirror doors.

BEDROOM (2):**2.95m (9'8") x 2.10m (6'11")**

Large built in robe.

LUXURY SHOWER ROOM:

Large shower cubicle with Triton electric shower. Vanity unit with wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights. Separate airing cupboard.

ROOFSpace:

Aluminium extending ladder to partly floored roofspace with light. Worcester combi gas fired boiler.

OUTSIDE:

End of cul de sac setting. Tarmac driveway with parking space. Paved patio area with south facing aspect.

DETACHED GARAGE:**5.70m (18'8") x 2.90m (9'6")**

Light and power. Up and over door.

TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £804.75

DIRECTIONS:

From Kirkwoods Road turn into Magheralave Road, turn left into Magheralave Grange, at T junction turn right and then right into cul de sac, number 21 is last 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.

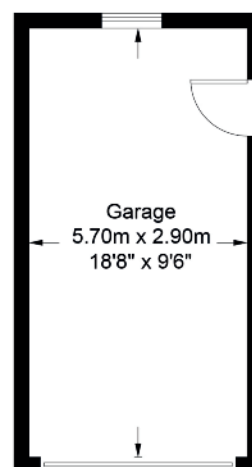
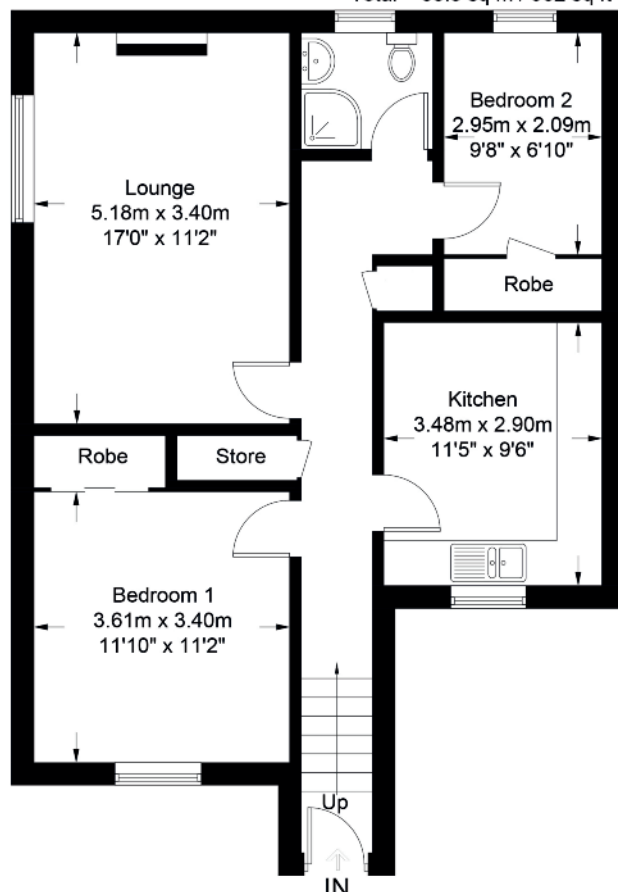


21 Magheralave Grange, Lisburn

Approximate Gross Internal Area = 67.3 sq m / 724 sq ft

Garage = 16.5 sq m / 178 sq ft

Total = 83.8 sq m / 902 sq ft



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2017 (ID394219)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	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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