



## 15 DERRYVOLGIE PARK, LISBURN, BT27 4DA



- A Detached Bungalow Situated Within This Highly Desirable Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Solid Wood Floor
- Lounge With Decorative Wooden And Marble Fireplace and Solid Wood Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Four Bedrooms (One With Solid Wood Floor / One With Built In Robes With Sliding Mirror Doors)
- Wet Room With Aqualisa Electric Shower
- Front Garden Laid In Lawn With Tarmac Driveway

**PRICE: OFFERS IN THE REGION OF £239,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B84**

**REF: DL120625SR**

- Enclosed And Private Rear Garden Laid In Lawn With Paved Patio Area
- Detached Garage With Up And Over Door
- Gas Fired Central Heating System / Alarm System
- PVC Double Glazed Windows And External Doors
- Leased Solar Panels For Lower Electricity Costs (We recommend the purchaser and their solicitor verify the details.)
- Excellent B84 Energy Rating For Lower Running Costs

**ACCOMMODATION** Measurements are approximate.

## ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with double glazed side panels. Solid wood floor. Cloakroom. Storage cupboard.



## LOUNGE:

**17' 7" x 11' 9" (5.35m x 3.57m)**

Decorative wooden and marble fireplace with coal effect electric fire. Solid wood floor.



## KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

**14' 2" x 9' 9" (4.33m x 2.96m)**

Range of high and low level units. Polished granite effect round edge work surfaces. Integrated double oven. Integrated hob. Concealed extractor unit. Bowl and a half single drainer stainless steel Franke sink unit with mixer tap. Plumbed for washing machine. Large storage cupboard with Worcester gas fired boiler. Tiled floor. Recessed spotlights. PVC double glazed door to rear patio area and garden.





**BEDROOM (1):**  
11' 9" x 11' 9" (3.58m x 3.57m)  
Solid wood floor.



**BEDROOM (2):**  
11' 9" x 9' 0" (3.57m x 2.75m)



**BEDROOM (3):**  
9' 9" x 8' 4" (2.96m x 2.55m)  
Measurements to include built in robes with sliding mirror doors and fitted interior.



**BEDROOM (4):**  
9' 9" x 8' 4" (2.96m x 2.55m)



**WET ROOM:**  
Shower area with Aqualisa electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Part PVC panelled walls. Spotlights.



## OUTSIDE

Front garden laid in lawn with paved path. Tarmac driveway. Enclosed and private rear garden laid in lawn with paved patio area. Outside tap and light. Leased solar panels on roof. (See bullet point).

**DETACHED GARAGE:**  
19' 7" x 9' 11" (5.97m x 3.03m)  
Light and power. Up and over door.



**DIRECTIONS**  
From Moss Road turn into Derryvolgie Park. Number 15 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:

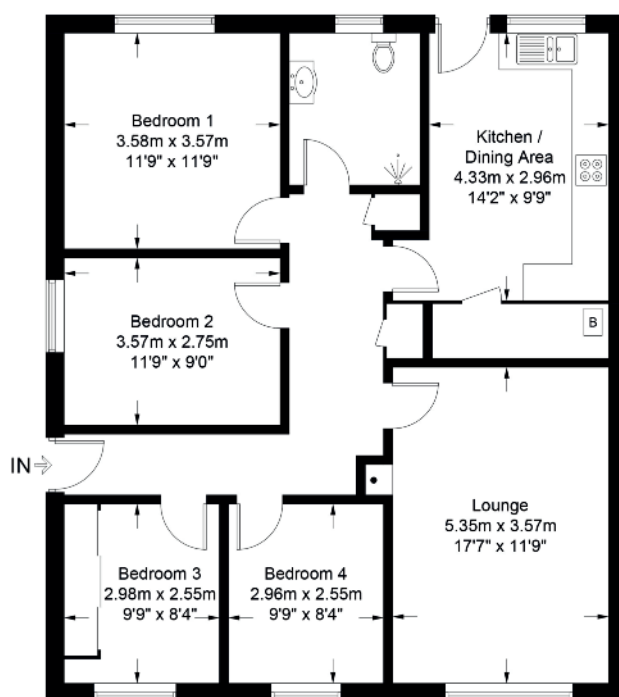
We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

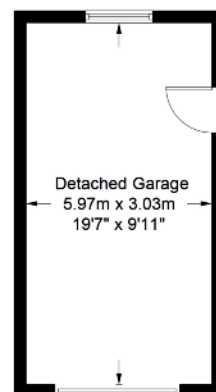
For period April 2025 to March 2026 £1,364.70



15 Derryvolgie Park



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1211737)

## VALUATION SERVICE

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

**www.hgraham.co.uk**

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