



24 LAUREL GROVE, LISBURN, BT28 3EW



- An Exceptionally Well Presented Detached Property Occupying A Prime End Cul De Sac Setting Within This Popular and Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Well Proportioned Family Accommodation Extending To Approximately 1,765 Square Feet To Include Attached Garage
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Solid Wood Floor
- Lounge With Log Effect Gas Fire And Solid Wood Floor / Separate Dining Room With Solid Wood Floor
- Conservatory With Solid Wood Floor And PVC Double Glazed Door To Rear Patio Area And Garden
- Kitchen/Dining Area With Integrated Appliances
- Utility Room Plus Adjoining Cloakroom With Low Flush Suite
- Four Bedrooms (One With Tiled Shower Room En Suite And Range Of Built In Robes)

PRICE: OFFERS IN THE REGION OF £325,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E4I

REF: DL200625SR

- Bathroom With White Suite Including Aqualisa Electric Shower
- Spacious Front Garden Laid In Lawn With Spacious Brick Set Driveway
- Enclosed Rear Garden Laid In Lawn With Brick Set Patio Area
- Private Aspect To Rear
- Attached Garage With Roller Shutter Door
- Oil Fired Central Heating System / Alarm System
- Majority PVC Double Glazed Windows / PVC Fascias And Soffits

ACCOMMODATION Measurements are approximate.

ENTRANCE HALL:

PVC composite double glazed entrance door with double glazed side panels. Solid wood floor.

LOUNGE:

17' 3" x 11' 5" (5.27m x 3.47m)

Log effect gas fire in granite recess. Solid wood floor.

DINING ROOM:

12' 4" x 9' 9" (3.75m x 2.98m)

Solid wood floor.

CONSERVATORY:

14' 8" x 10' 11" (4.48m x 3.34m)

Solid wood floor. PVC double glazed door to rear patio area and garden.

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

16' 11" x 10' 4" (5.16m x 3.16m)

Measurements taken to widest points. Range of high and low level units. Granite work tops. Integrated oven. Integrated hob. Integrated microwave. Integrated dishwasher. Extractor unit in stainless steel and glass canopy. Stainless steel Franke sink unit with single granite drainer and swan neck mixer tap. Space for fridge freezer. Part tiled walls. Tiled floor.

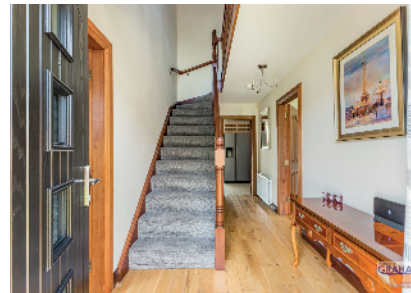
UTILITY ROOM:

11' 5" x 5' 5" (3.47m x 1.65m)

Measurements taken to widest points. Range of high and low level units. Polished granite effect round edge work surfaces. Single drainer Blanco stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Part tiled walls. Tiled floor. Access to attached garage.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with tiled splashback. Close couple low flush wc. Tiled floor.



FIRST FLOOR

BEDROOM (1):

14' 8" x 11' 4" (4.46m x 3.46m)

Measurements to include range of built in robes.



TILED SHOWER ROOM EN SUITE:

Shower enclosure with thermostatic shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor.



BEDROOM (2):

12' 4" x 9' 9" (3.76m x 2.98m)

Laminated timber floor.



BEDROOM (3):

10' 6" x 6' 11" (3.19m x 2.10m)

Laminated timber floor.



BEDROOM (4):

8' 1" x 7' 4" (2.47m x 2.23m)

Laminated timber floor.



TILED BATHROOM:

White suite. Tile enclosed bath with centre mount mono style mixer tap and Aqualisa electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Recessed spotlights. Separate hotpress on landing.



OUTSIDE

Spacious front garden laid in lawn with spacious brick set driveway. Enclosed rear garden laid in lawn with brick set patio area. Brick set area. PVC oil storage tank. Outside tap. Private aspect to rear.

ATTACHED GARAGE:

19' 9" x 10' 10" (6.03m x 3.29m)

Roller shutter door. Light and power. Oil fired boiler. PVC double glazed door to rear.

DIRECTIONS

From Ballymacash Road turn into Laurel Grove. Take the first right then follow the road to the end of the cul de sac and veer right. Number 24 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 leasehold and the annual ground rent is £100.00, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

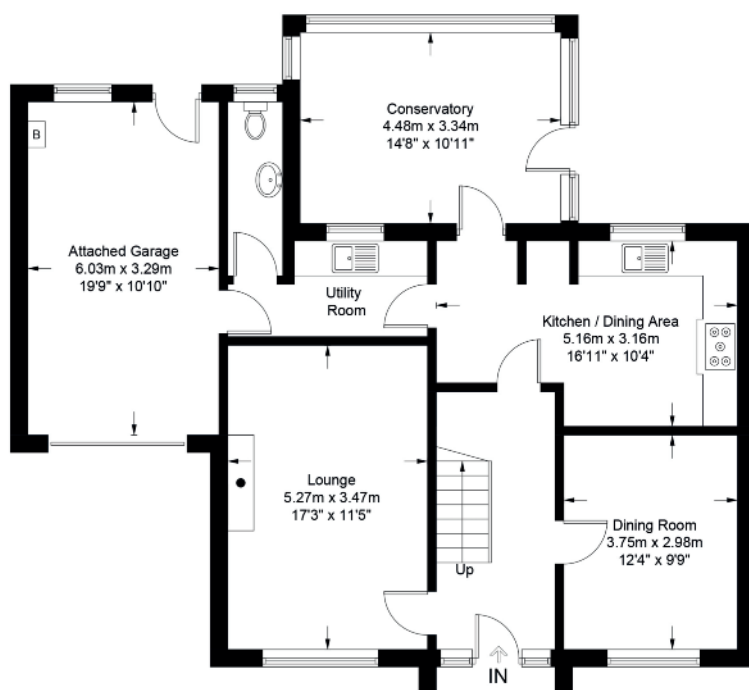
For period April 2025 to March 2026 £1,501.17



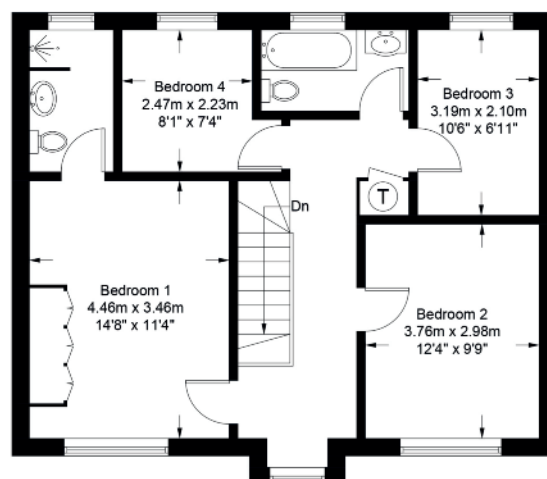
24 Laurel Grove

Approximate Gross Internal Area
Ground Floor = 101.4 sq m / 1091 sq ft
First Floor = 62.6 sq m / 674 sq ft
Total = 164.0 sq m / 1765 sq ft
(Including Attached Garage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	49 E
21-38	F		
1-20	G		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID1214060)

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