



## **9 HAMMOND FARM, MAGHABERRY ,BT28 2RY**

- An Exceptionally Well Presented Detached Bungalow Occupying A Spacious And Pleasant Setting Measuring Approximately 0.2 Of An Acre Within This Popular Residential Location
- Entrance Hall With Solid Mahogany Entrance Door And Solid Wood Floor
- Spacious Lounge With Inglenook Fireplace With Mahogany Fire Surround
- Conservatory With Double Patio Doors To Rear Garden
- Kitchen/Dining Area
- Three Well Proportioned Bedrooms (One With Built In Robes With Fitted Interior And Sliding Mirror Doors)
- Tiled Bathroom With White Suite Including Shower Area With Aqualisa Electric Shower

**PRICE: OFFERS IN THE REGION OF £159,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E45**

**REF: GN250620SR**

- Extensive Rear And Side Garden Laid In Lawn With Paved Patio Area
- Large Garden To Front Laid In Lawn With Gravelset Driveway
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System
- PVC Fascias And Soffits / Fort Knox Alarm System
- Double Glazed Windows In Hardwood Frames



## ACCOMMODATION

Measurements are approximate

## OPEN ENTRANCE PORCH

### ENTRANCE HALL:

Solid Mahogany entrance door with double glazed side panels. Solid wood floor. Store. Spotlights.

### LOUNGE:

**21' 4" x 15' 5" (6.51m x 4.70m)**

Measurements taken to widest points. Inglenook fireplace with Mahogany fire surround with cast iron and tiled inset. Granite hearth. Feature cornice and dado rail.

### CONSERVATORY:

**14' 2" x 11' 1" (4.31m x 3.37m)**

Slate tiled floor. Double patio doors to Rear Garden.

### KITCHEN/DINING AREA:

**12' 4" x 9' 9" (3.76m x 2.97m)**

Range of high and low level units. Granite effect round edge work surfaces. Concealed extractor hood. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Solid wood floor. Double doors through to Conservatory.



**BEDROOM (1):**  
13' 0" x 9' 9" (3.96m x 2.98m)

**BEDROOM (2):**  
11' 9" x 10' 10" (3.58m x 3.31m)

Measurements to include built in robes with fitted interior and sliding mirror doors.

**BEDROOM (3):**  
6' 10" x 6' 9" (2.97m x 2.61m)

Laminated timber floor.

**TILED BATHROOM:**

White suite. Shower area with Aqualisa electric shower. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor. Separate Hotpress.

**OUTSIDE**

Extensive rear and side garden laid in lawn with paved path. Paved patio area. PVC oil storage tank. Outside tap and light. Large garden to front laid in lawn with gravelset driveway.

**DETACHED GARAGE:**  
20' 10" x 9' 3" (6.36m x 2.81m)

Light and power. Up and over door. Oil fired boiler.

**TENURE:**

We are advised by the vendor that the property is leasehold, we would recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:**

Period April 2020 to March 2021 £989.43

**SERVICE CHARGE:**

A service charge of £50 (approx.) per annum (at present) is payable to cover ground rent.

**DIRECTIONS**

From Maghaberry Road turn onto Old Road. Continue onto Hammonds Road. Turn right into Hammond Farm. Number 9 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.



**9 Hammond Farm**

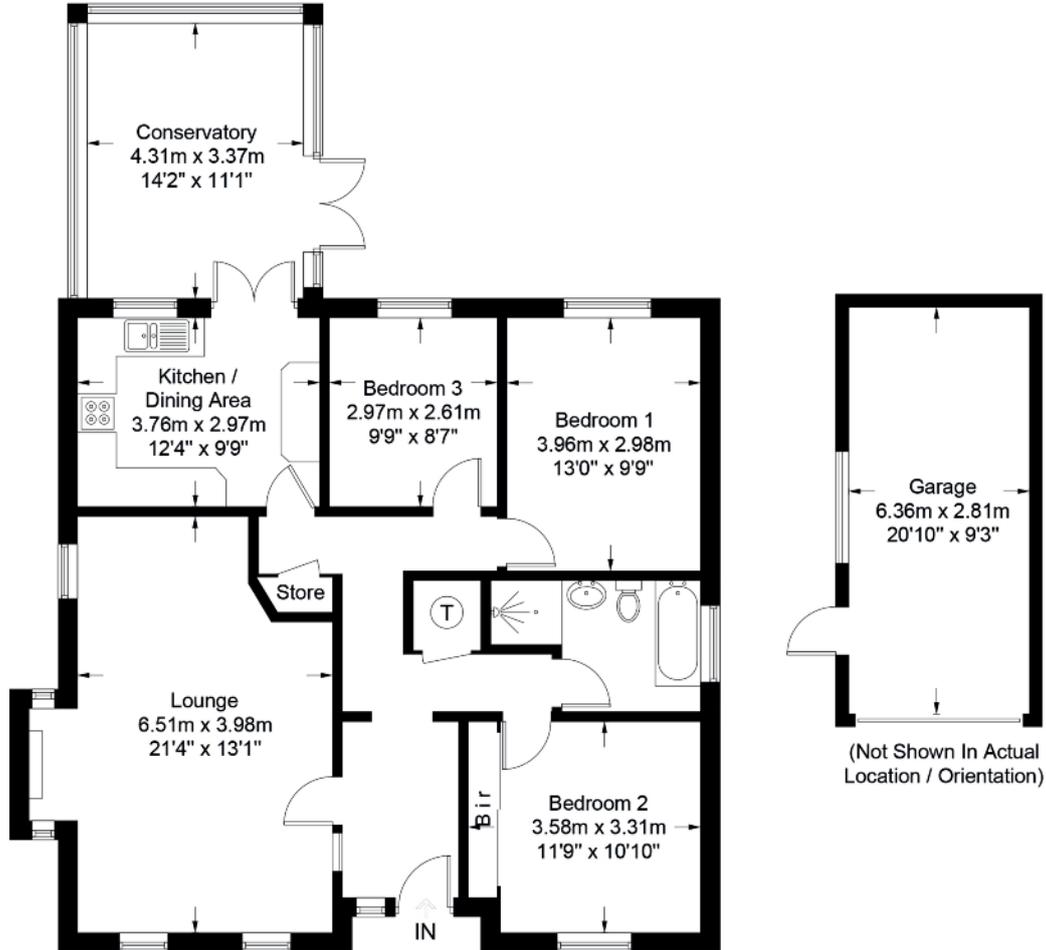


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID648799)



Energy Rating	Score (1-10)
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

**VALUATION SERVICE**

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

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58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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