



3 SANDYMOUNT, LISBURN, BT27 5TJ

- A Spacious And Exceptionally Well Presented Townhouse Situated Within This Popular Location Convenient To Both Lisburn And Belfast
- Lounge With Impressive Marble And Granite Fireplace And Bay Window
- Living Area With Tiled Floor
- Extended And Luxury Fitted Kitchen/Dining Area With Integrated Oven And Gas Hob
- Three Bedrooms (One With Built In Robes)
- Luxury Fitted Bathroom With White Suite Including Large Shower Cubicle With Electric Shower
- Enclosed Front Garden Laid In Lawn With Path To Entrance Door

PRICE: OFFERS IN THE REGION OF £174,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E40

REF: MK221020SR

- Rear Patio Garden Laid In Paving With Tarmac Driveway
- Oil Fired Central Heating System
- Golden Oak Effect PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate

LOUNGE:

14' 11" x 14' 0" (4.55m x 4.26m)

Hardwood single glazed entrance door with window above. Marble and granite fireplace with open fire. Back boiler. Bay window.

LIVING AREA:

8' 3" x 7' 5" (2.51m x 2.26m)

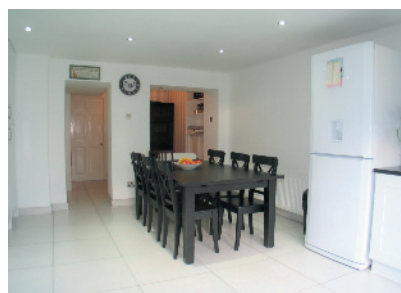
Storage under stairs. Tiled floor.



EXTENDED AND LUXURY FITTED KITCHEN/DINING AREA WITH INTEGRATED OVEN AND GAS HOB:

17' 10" x 13' 5" (5.44m x 4.09m)

Excellent range of high and low level units. Granite effect round edge work surfaces. Integrated oven. Integrated gas hob. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with mono style mixer tap. Plumbed for dishwasher. Plumbed for washing machine. Tiled floor. Recessed spotlights. Double glazed double doors to rear patio garden.



FIRST FLOOR

BEDROOM (1):

13' 10" x 11' 0" (4.22m x 3.35m)

Measurements taken to widest points and to include built in robes with sliding mirror door and fitted interior.



LUXURY FITTED BATHROOM:

White suite. Large shower cubicle with Mira Sport electric shower. PVC panelled bath with mixer tap and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Hotpress. Part tiled walls. Tiled floor.



SECOND FLOOR

BEDROOM (2):

14' 0" x 11' 0" (4.26m x 3.36m)

Measurements taken to widest points and into sloping ceiling.



BEDROOM (3):

11' 5" x 7' 5" (3.49m x 2.27m)

Measurements taken to widest points and into sloping ceiling. Roof window.



OUTSIDE

Enclosed front garden laid in lawn with path to entrance door. Rear patio garden laid in paving with tarmac driveway. PVC oil storage tank. Oil fired boiler. Outside tap and light.

TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £7, we recommend the purchaser and their solicitor verify the details.



RATES PAYABLE:

For period April 2020 to March 2021 £1,043.80

DIRECTIONS

From Lambeg Road continue onto Ballyskeagh Road. 3 Sandymount 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.



3 Sandymount

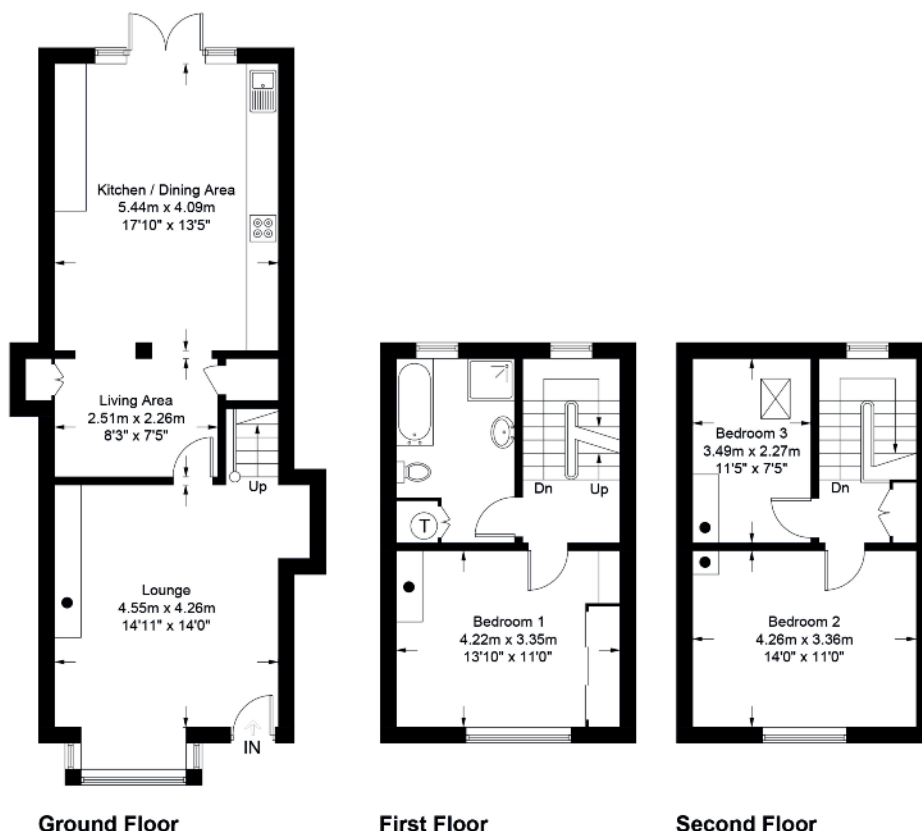
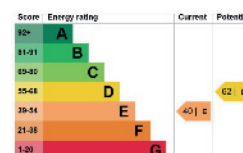


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID701746)



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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