



## **32 ISLANDKELLY PARK, LISBURN, BT28 3HB**

- A Most Outstanding And Well Presented Semi Detached Property Occupying A Spacious Cul De Sac Setting Within This Popular And Convenient Residential Location
- Lounge With Cast Iron Fireplace And Oak Effect Laminated Timber Floor
- Extended And Modern Fitted Kitchen And Dining Area With Integrated Appliances
- Luxury Bathroom With White Suite And Redring Electric Shower
- Three Bedrooms
- Spacious Rear Garden With South Westerly Aspect / Spacious Tarmac Driveway
- PVC Double Glazed Windows And External Doors / Oak Internal Doors
- Oil Fired Central Heating System

**PRICE: OFFERS IN THE REGION OF £127,500**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E48**

**REF:MK061120HG**

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

PVC double glazed entrance door. Oak effect laminated timber floor. Cloaks storage under stairs.



### LOUNGE:

4.12m (13'6") x 3.86m (12'8")

Cast iron fireplace and slate hearth. Oak effect laminated timber floor.



### EXTENDED AND MODERN FITTED LUXURY KITCHEN/DINING:

4.92m (16'2") x 3.09m (10'2")

Excellent range of high and low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Bosch integrated oven and Logik ceramic hob. Extractor hood in glazed canopy above. Integrated fridge freezer. Plumbed for washing machine or dishwasher. PVC double glazed back door. Part tiled walls.



### LUXURY BATHROOM:

White suite. Panelled bath. Redring electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Marble effect part panelled walls and ceiling. Built in cupboard.





## FIRST FLOOR:

### BEDROOM (1):

3.62m (11'11") x 3.10m (10'2")

### BEDROOM (2):

3.28m (10'9") x 2.50m (8'2")

### BEDROOM (3):

2.73m (8'11") x 1.88m (6'2")

### LANDING:

Hotpress.



## OUTSIDE:

Exclusive cul de sac location. Front garden with gravel bed. Spacious tarmac driveway and parking area. Spacious rear garden laid in lawn. Gravel area and large paved patio area. Timber storage shed. Outside tap and light.

### BOILER STORE:

Oil fired boiler.



## TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

For period April 2020 to March 2021 £tba

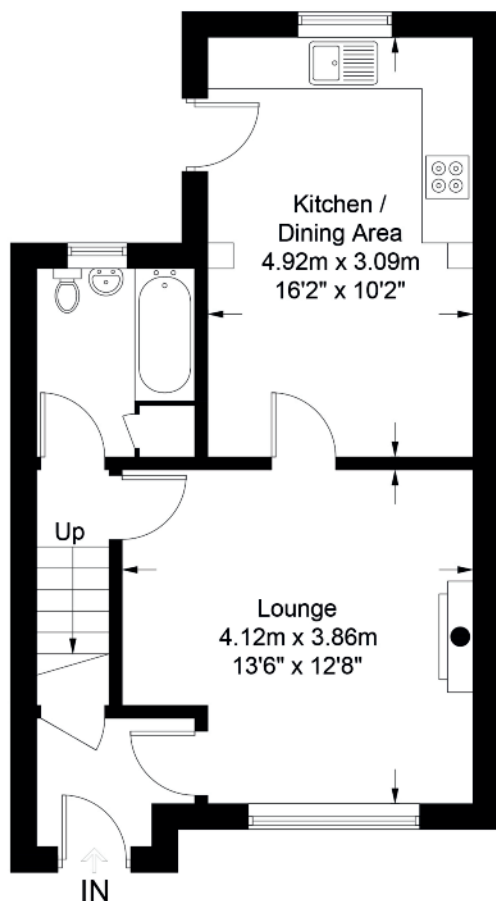
## DIRECTIONS:

From Nettlehill Road turn into Islandkelly Park, number 32 is at the end on the left.

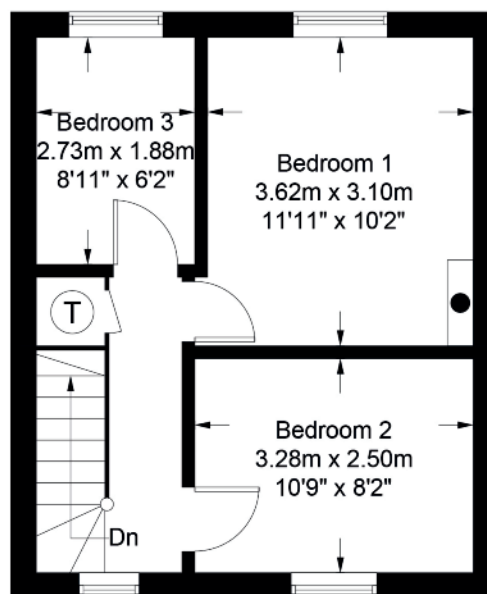
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 32 Islandkelly Park, Lisburn



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID706980)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	48   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.

**www.hgraham.co.uk**

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