



14 ASCOT CRESCENT, LISBURN, BT28 3DA

- A Most Outstanding And Exceptionally Well Presented Detached Bungalow Occupying A Prime Setting Within This Popular And Convenient Residential Location
- Spacious Lounge With Bow Window And Attractive Fireplace
- Separate Family Room Or Fourth Bedroom
- Luxury Oak Fitted Kitchen/Dining Area With Range Of Neff Integrated Appliances
- Optional Three Or Four Bedroom Layout
- Beautifully Appointed And Luxury Bathroom With Contemporary White Suite To Include Free Standing Bath Tub, Large Quadrant Shower Cubicle And Chrome Finish Heated Towel Rail
- Well Stocked And Mature Gardens With Feature Paved Patio Area To Rear

PRICE: OFFERS IN THE REGION OF £224,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F3 I

REF:GN171120HG

- Detached Brick Garage And Tarmac Driveway
- Oil Fired Central Heating System And Double Glazing
- A Rare Opportunity To Acquire A Superb Bungalow In This Much Sought After Residential Location

ACCOMMODATION

Measurements are approximate

OPEN ENTRANCE PORCH:

Tobermore brickset path and ramp leading to driveway.

ENTRANCE HALL WITH BUILT IN CLOAKS CUPBOARD

SPACIOUS LOUNGE:

5.66m (18'7") x 3.87m (12'8")

Attractive fire surround with marble inset and hearth. Bow window. Plaster cornice.

FAMILY ROOM OR 4TH BEDROOM:

3.01m (9'11") x 2.66m (8'9")

LUXURY OAK FITTED KITCHEN/DINING AREA WITH RANGE OF NEFF INTEGRATED APPLIANCES:

3.61m (11'10") x 3.01m (9'11")

Excellent range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated Neff double oven and ceramic hob. Extractor hood in stainless steel and glass canopy. Neff integrated fridge freezer and Neff integrated dishwasher. Under unit lighting. Part tiled walls. Tiled floor. Glazed cabinets.



BEDROOM (1):
4.08m (13'5") x 3.17m (10'5")



BEDROOM (2):
3.26m (10'8") x 2.67m (8'9")



BEDROOM (3):
3.08m (10'1") x 2.37m (7'9")

CONTEMPORARY AND LUXURY BATHROOM:

White suite. Free standing bath tub with mono style mixer tap and shower attachment. Large quadrant shower cubicle with thermostatic shower. Close couple low flush wc. Pedestal wash hand basin. Mono style mixer tap. Chrome finish heated towel rail. Tiled walls and tiled floor. Recessed spotlights. Separate hotpress.



OUTSIDE:

Prime corner setting with front, side and enclosed rear gardens laid in lawns with mature trees and shrubs. Tarmac driveway to side. Feature paved patio area with Tobermore paving and brickset steps leading to back door. Outside tap and light. PVC oil storage tank. .



DETACHED BRICK BUILT GARAGE:
5.70m (18'8") x 3.65m (12'0")

Up and over door. Oil fired boiler. Utility area plumbed for washing machine and built in units.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £45, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2020 to March 2021 £1159.80

DIRECTIONS:

From Pond Park Road turn into Belmont Road, Ascot Crescent is on the left and number 14 is on the corner.

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



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Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft
Garage = 20.8 sq m / 224 sq ft
Total = 115 sq m / 1238 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID710171)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	31 F	
1-20	G		

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