



3 RURAL COTTAGES, DRUMBEG, LISBURN, BT27 5TW

- An Extended Semi Detached Bungalow In Need Of Modernisation And Upgrading / CASH OFFERS ONLY
- Highly Desirable Semi Rural Location Convenient To South Belfast And Lisburn
- Lounge With Fireplace
- Extended Kitchen
- Three Bedrooms And Shower Room
- Oil Fired Central Heating System (not tested)
- Partial PVC Double Glazing
- Good Sized And South Facing Rear Garden

PRICE: OFFERS IN THE REGION OF £99,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING G15

REF:GNI61120HG

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Hardwood panelled and glazed entrance door.

LOUNGE:

3.50m (11'6") x 3.47m (11'5")

Built in cupboard with shelves. Hotpress. Tiled fireplace and hearth.



EXTENDED KITCHEN/DINING AREA:

3.86m (12'8") x 3.44m (11'3")

Double drainer stainless steel sink unit.



SHOWER ROOM:

Tiled shower cubicle. Wash hand basin and low flush wc.

BEDROOM (1):

3.44m (11'3") x 3.29m (10'10")

Brick built fireplace.



BEDROOM (2):

3.09m (10'2") x 2.54m (8'4")



BEDROOM (3):

2.49m (8'2") x 2.39m (7'10")



OUTSIDE:

Front and spacious south facing rear garden. PVC oil storage tank oil fired boiler.

TENURE:

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

DIRECTIONS:

From Ballyskeagh Road turn into Quarterlands Road, then turn left into Rural Cottages, number 3 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.





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Approximate Gross Internal Area = 63.7 sq m / 686 sq ft

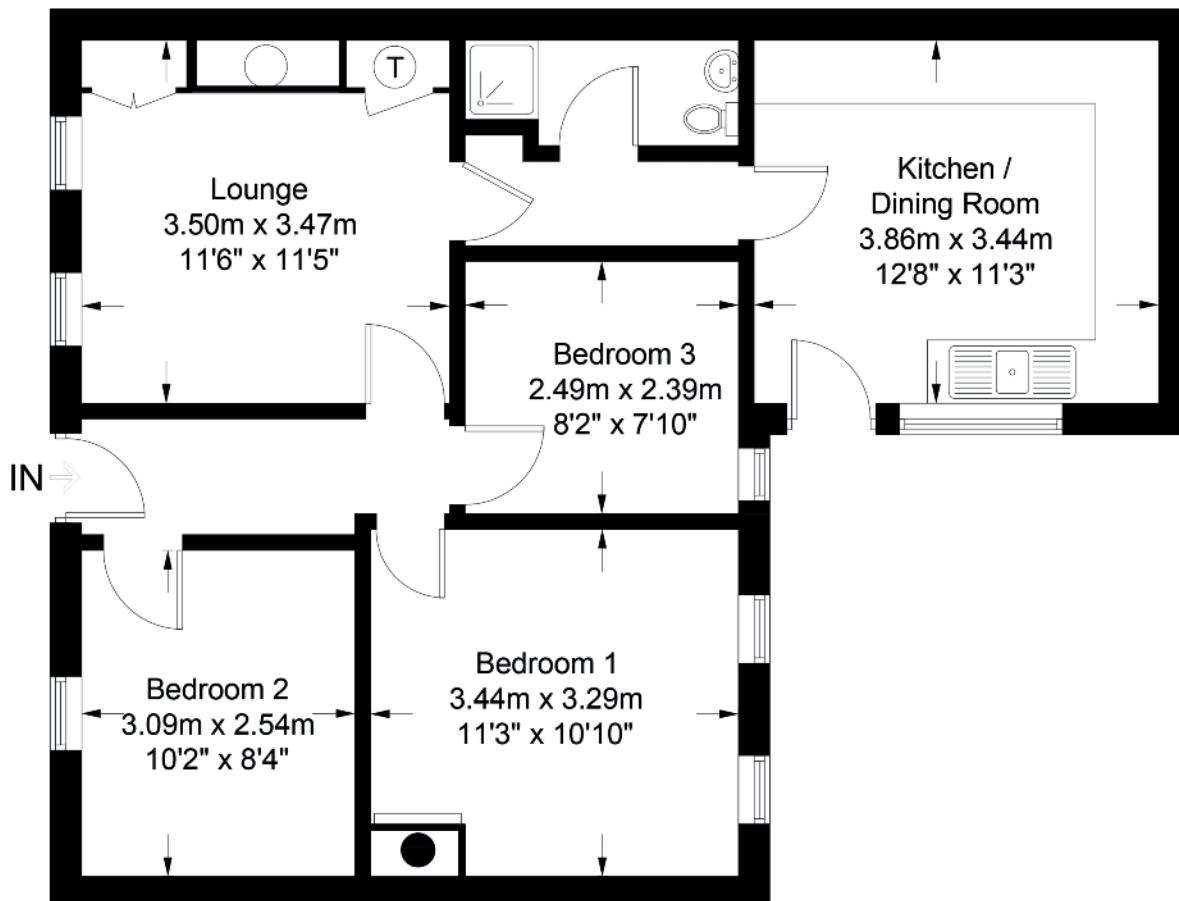


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID709066)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G	15 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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