



9 BELMONT DRIVE, LISBURN, BT28 3YA

- A Spacious Semi Detached Property Occupying A Prime End Cul De Sac Setting Within This Highly Desirable Residential Location
- Convenient To Excellent Schools For All Ages And Ideal For Commuting / Viewing Is Highly Recommended
- Entrance Hall With Mahogany Effect PVC Composite Double Glazed Entrance Door
- Cloakroom With Low Flush Suite
- Lounge With Stone And Tiled Fireplace
- Dining Room
- Kitchen With Adjoining Utility Room
- Four Bedrooms

PRICE: OFFERS IN THE REGION OF £239,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E47

REF: MK090621SR

- Luxury Tiled Shower Room With Large Shower Enclosure
- Front Garden Laid In Lawn With Tarmac Driveway And Parking Area
- Enclosed Rear Patio Garden Laid In Paving
- Integral Garage With Up And Over Door
- Oil Fired Central Heating System
- Mahogany Effect PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

OPEN PORCH AREA

ENTRANCE HALL:

Mahogany effect PVC composite double glazed entrance door. Storage under stairs.

CLOAKROOM:

Low flush suite. Wash hand basin with tiled splashback. Close couple low flush wc.

LOUNGE:

17' 0" x 12' 4" (5.17m x 3.75m)

Measurements taken to widest points. Stone and tiled fireplace. Double doors through to dining room.

DINING ROOM:

9' 10" x 9' 9" (2.99m x 2.98m)

KITCHEN:

9' 9" x 9' 9" (2.97m x 2.96m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Concealed extractor unit. Single drainer stainless steel sink unit with mixer tap. Part tiled walls.

UTILITY ROOM:

9' 9" x 9' 5" (2.97m x 2.88m)

Access to integral garage. Low level unit. Round edge work surface. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Oil fired boiler. Mahogany effect PVC double glazed door to rear patio garden.



FIRST FLOOR

BEDROOM (1):
15' 1" x 10' 2" (4.59m x 3.09m)



BEDROOM (2):
11' 9" x 11' 9" (3.59m x 3.58m)



BEDROOM (3):
16' 6" x 9' 9" (5.03m x 2.98m)
Measurements taken to widest points and into sloping ceilings. Under eaves storage.



BEDROOM (4):
8' 3" x 7' 10" (2.52m x 2.40m)
Built in storage.



LUXURY TILED SHOWER ROOM:

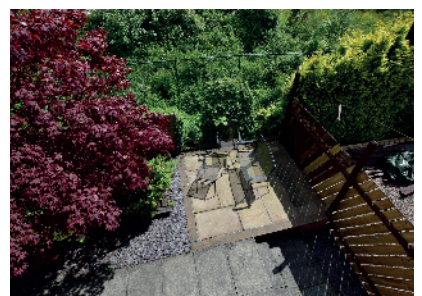
Large shower enclosure with Mira Go electric shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Hotpress.



OUTSIDE

Front garden laid in lawn with tarmac driveway and parking area. Paved path to open porch area. Enclosed rear patio garden laid in paving. Gravelset area. Flowerbeds with mature trees. PVC oil storage tank. Outside light.

INTEGRAL GARAGE:
17' 10" x 9' 10" (5.44m x 3.00m)
Up and over door. Light and power.



DIRECTIONS

From Pond Park Road turn onto Belmont Road then turn left onto Belmont Drive. Turn right into the cul de sac. Number 9 is at the end of 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.



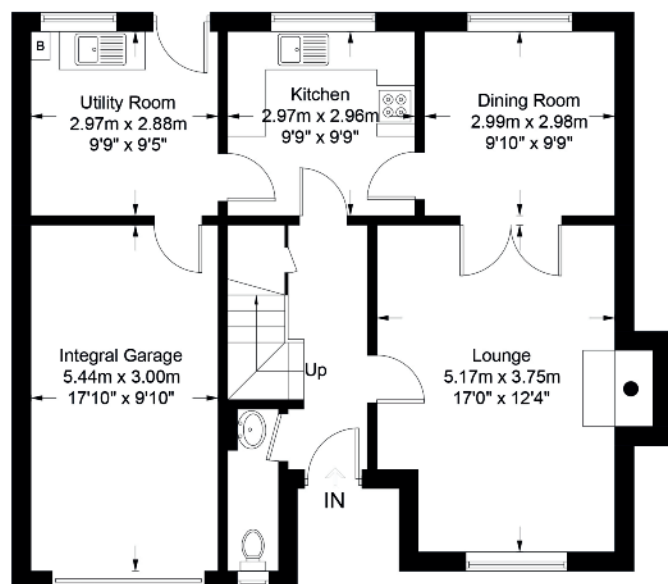
TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £22.50, we recommend the purchaser and their solicitor verify the details.

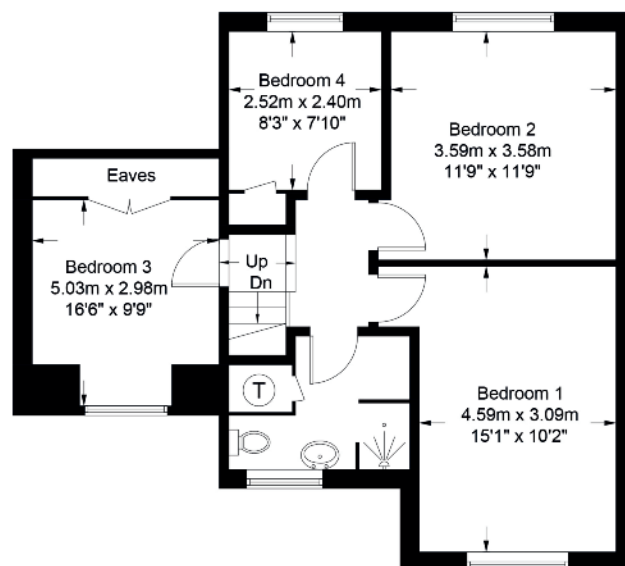
RATES PAYABLE:

For period April 2021 to March 2022 £1,159.80

9 Belmont Drive

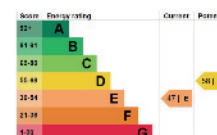


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID767668)



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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