



3 SEPON PARK, LISBURN, BT28 3BQ

- A Spacious Four Bedroom Bungalow Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location
- Spacious Lounge With Open Fireplace And Open Plan To Dining Room With Large Bay Window
- Separate Family Room With Open Fireplace
- L Shaped Kitchen With Built-in Units And Appliances
- Four Bedrooms (One With Shower Room En Suite)
- Bathroom With Bath And Shower Cubicle
- Attached Garage And Store / Spacious Asphalt Driveway/Parking Area
- Front And Private Rear Gardens With Mature Trees and Shrubs

PRICE: OFFERS IN THE REGION OF £295,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E44

REF:GN100621HG

- Gas Fired Central Heating System
- Majority PVC Double Glazing And PVC Fascias And Soffits
- An excellent opportunity to acquire a four bedroom bungalow within this exclusive location close to excellent schools for all ages, Lisburn city centre and train station, early viewing is highly recommended.

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL:

Hardwood and glazed entrance door. Cloakroom with window. Hardwood glazed door leading to patio and rear gardens.

SPACIOUS LOUNGE: 5.75m (18'10") x 3.62m (11'11")

Open fireplace with copper canopy and tiled hearth. Coving and wall light points.

DINING ROOM: 4.70m (15'5") x 3.02m (9'11")

Measurement taken into large bay window. Glazed hardwood door leading to kitchen.

SEPARATE FAMILY ROOM: 5.33m (17'6") x 2.86m (9'5")

Open fireplace with coal effect gas fire and raised marble hearth and TV plinth.

L SHAPED KITCHEN WITH INTEGRATED APPLIANCES: 5.66m (18'7") x 5.25m (17'3")

Measurements taken to widest points. Excellent range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated Creda double oven. Bosch ceramic hob. Concealed extractor hood above. Under unit lighting. Part tiled walls. Glazed cabinet. Amtico wood effect floor. Hardwood and glazed door leading to patio and rear garden.



BEDROOM (1):
3.63m (11'11") x 3.22m (10'7")

SHOWER ROOM EN SUITE: Tiled shower cubicle with Mira Sport electric shower. Close couple low flush wc. Vanity unit with wash hand basin and mono style mixer tap. Part tiled walls and tiled floor.



BEDROOM (2): 5.30m (17'5") x 2.58m (8'6")
Measurement to include range of built in units and wash hand basin vanity unit.

BEDROOM (3): 2.90 (9'6") x 2.58m (8'6")
Built in robe.



BEDROOM (4): 2.56m (8'5") x 2.33m (7'8")
Built in robe.

BATHROOM: Panelled bath. Mixer tap and shower attachment. Shower cubicle with Mira Sport electric shower. Pedestal wash hand basin. Close couple low flush wc. Hotpress. Solid oak floor. Tiled walls. Heated towel rail.



OUTSIDE:

Spacious setting with front and rear gardens laid in lawns with mature trees and shrubs. Various paved patio areas. Spacious asphalt driveway and parking area. Enclosed and private rear garden with south westerly aspects.

ATTACHED GARAGE AND STORE:
6.73m (22'1") x 3.50m (11'6")

Measurement taken to widest points. Store with gas 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 £tbc

DIRECTIONS: From Clonevin Park turn into Sepon Park, number 3 is 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.



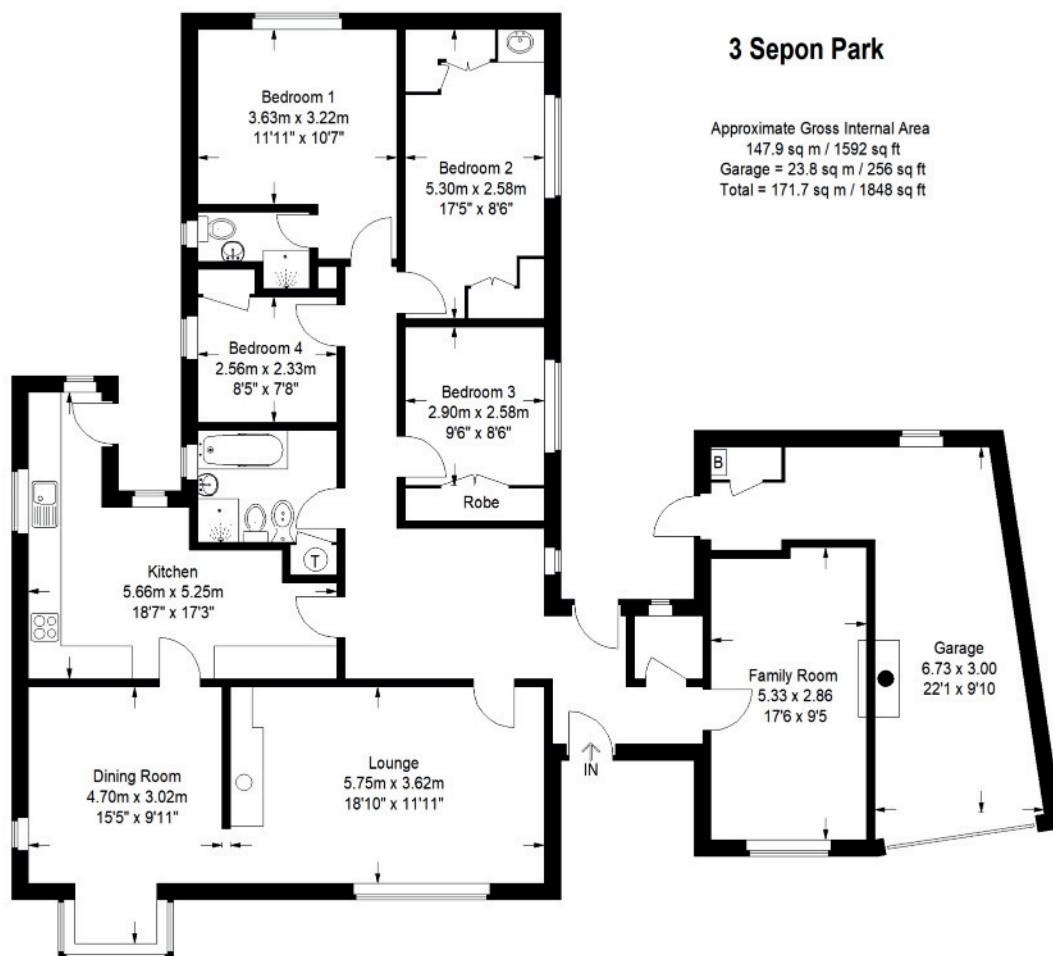


Illustration for identification purposes only, measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	44 E	
21-38	F		
1-20	G		

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