



**33 LISNAGARVEY DRIVE,
LISBURN, BT28 3DW**

- An Extended Semi Detached Villa Situated Within This Exclusive Cul De Sac Location
- Spacious Lounge With Tiled Fireplace
- Extended Family Room And Dining Area With Decorative Fireplace
- Oak Effect Kitchen
- Three Bedrooms With Built In Robes
- Luxury Tiled Shower Room With Large Quadrant Shower Cubicle And Chrome Finish Heated Towel Rail
- Pleasant Rear Garden With Private Aspects
- Detached Garage

PRICE: OFFERS IN THE REGION OF £159,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F33

REF:MK210621HG

- Oil Fired Central Heating System With Condensing Boiler
- PVC Double Glazed Windows And External Doors (except one)
- PVC Fascias And Soffits
- Prime Residential Location Convenient To Excellent Schools For All Ages, Local Shops And Lisburn City Centre



ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH

Mahogany effect PVC double glazed entrance door and side panels. Tiled floor.

ENTRANCE HALL:

Storage under stairs.



LOUNGE:

4.77m (15'8") x 3.66m (12'0")

Tiled fireplace and hearth with mahogany mantle.



EXTENDED FAMILY ROOM AND DINING AREA:

6.80m (22'4") x 3.16m (10'4")

Measurement taken to widest points. Decorative fireplace with coal effect electric fire. Large window overlooking rear garden.

OAK EFFECT KITCHEN:

2.68m (8'10") x 2.45m (8'0")

Range of built in units. Round edge work surfaces. Bowl and a half single drainer sink unit with mixer tap. Integrated fridge. Part tiled walls. Ceramic tiled floor. PVC double glazed back door. Concealed extractor hood.



FIRST FLOOR

BEDROOM (1):

3.77m (12'4") x 3.10m (10'2")

Built in robes. Pleasant outlook over rear garden.



BEDROOM (2):

3.37m (11'1") x 2.93m (9'7")

Measurement to include built in robes.



BEDROOM (3):

2.65m (8'8") x 2.40m (7'10")

Measurement to include built in robes.

LUXURY TILED SHOWER ROOM:

Large quadrant shower cubicle with Mira electric shower. Wash hand basin with mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Bathroom cabinet with mirror doors. Separate hotpress.



Fixed steps to floored and plaster finish roofspace storage with light and built in cupboards.

OUTSIDE:

Exclusive end of cul-de-sac setting. Front garden laid in lawn with mature shrubs. Pleasant rear garden with private aspects laid in lawn. Mature trees and shrubs. Please note, side garden is not included in the sale and new boundary fence will be erected. PVC oil storage tank. Outside tap and light.



DETACHED GARAGE:

6.17m (20'3") x 2.77m (9'1")

Adjoining timber built store with 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 2021 to March 2022 £966.50

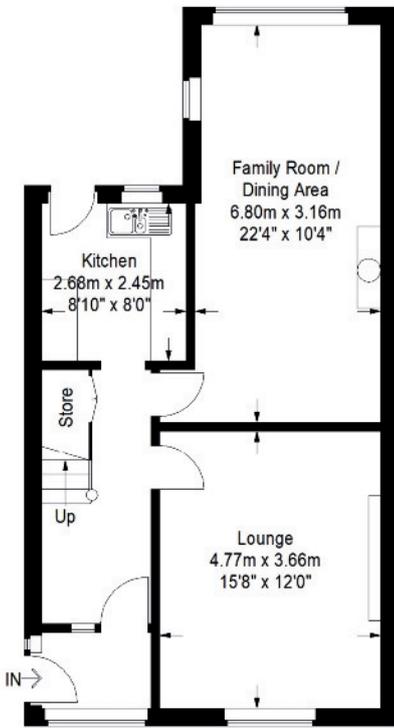
DIRECTIONS: From Antrim Road turn into Lisnagarvey Drive, at T junction turn left, number 33 is on the right.

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

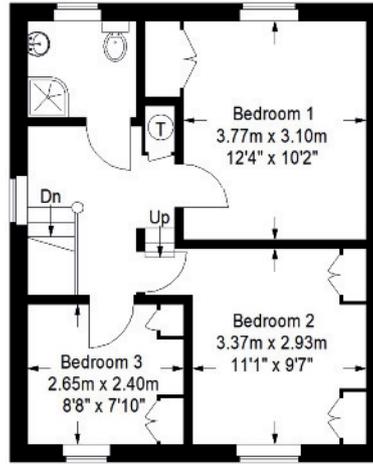


33 Lisnagarvey Drive

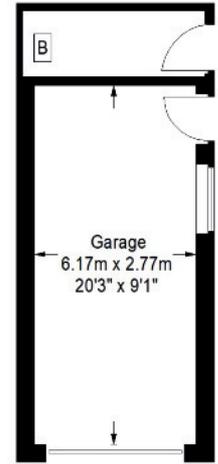
Approximate Gross Internal Area
Ground Floor = 59.4 sq m / 639 sq ft
First Floor = 41.7 sq m / 449 sq ft
Garage / Boiler = 20.3 sq m / 218 sq ft
Total = 121.4 sq m / 1306 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID771606)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		46 E
21-38	F	33 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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