



5 KENILWORTH DRIVE, LISBURN, BT28 3UQ

- An Exceptionally Well Presented Detached Residence Occupying A Prime End Cul De Sac Setting Within This Highly Desirable Residential Location
- Entrance Hall With Panelled Entrance Door And Solid Wood Floor
- Spacious Lounge With Decorative Wooden And Tiled Fireplace And Bow Window
- Kitchen/Dining/Living Area With Integrated Appliances Including Rangemaster Style Stoves Oven And Five Ring Gas Hob
- Four Well Proportioned Bedrooms With Laminated Timber Floor (One With Walk In Robe With Fitted Interior)
- Luxury Bathroom With White Suite Including Quadrant Shower Cubicle And Built In Dressing Table
- Shower Room Including Shower Cubicle With Thermostatic Shower

PRICE: OFFERS IN THE REGION OF £314,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E42

REF: GN101221SR

- Front Garden Laid In Lawn With Path To Open Porch Area
- Enclosed And Private Rear Garden Laid In Lawn With Paved Patio Area
- Integral Garage With Up And Over Door
- Oil Fired Central Heating System
- Double Glazed Windows In Wooden Frames

ACCOMMODATION

Measurements are approximate

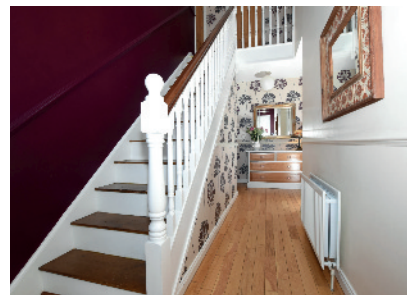
ENTRANCE HALL:

Panelled entrance door with double glazed side panel. Solid wood floor. Storage under stairs.

LOUNGE:

17' 10" x 12' 2" (5.44m x 3.70m)

Decorative wooden and tiled fireplace with open fire. Solid wood floor. Bow window.



KITCHEN/DINING/LIVING AREA WITH INTEGRATED APPLIANCES:

21' 6" x 15' 1" (6.56m x 4.60m)

Range of high and low level units. Granite work tops. Integrated dishwasher. Integrated microwave. Rangemaster style Stoves oven and five ring gas hob. Concealed extractor unit. Belfast sink with mixer tap. Part tiled walls. Solid wood floor. Access to integral garage. Double glazed sliding patio door to rear patio area and garden. Decorative wooden surround and tiled inset. Tiled hearth. Recessed spotlights. Stained glass window.



BEDROOM (3):
12' 6" x 10' 0" (3.82m x 3.04m)
Laminated timber floor.



BEDROOM (4):
11' 9" x 8' 11" (3.58m x 2.72m)
Laminated timber floor.



LUXURY BATHROOM:

White suite. Quadrant shower cubicle with Mira Sport electric shower. Free standing bath tub with centre mount mixer tap. Semi pedestal wash hand basin with mixer tap. Close couple low flush wc. Heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights. Built in dressing table with polished granite effect round edge work surface and range of built in units.



FIRST FLOOR

GALLERY LANDING:

Roof window. Laminated timber floor. Large hotpress with access to under eaves storage.

BEDROOM (1):
18' 2" x 10' 0" (5.54m x 3.04m)

Measurements taken into dormer window. Laminated timber floor. Walk in robe with fitted interior.



BEDROOM (2):
16' 4" x 12' 2" (4.97m x 3.70m)

Measurements to include range of built in furniture and into dormer window. Laminated timber floor.



SHOWER ROOM:

Shower cubicle with thermostatic shower. Vanity unit with granite work surface and wash hand basin with mono style mixer tap. Close couple low flush wc. Heated towel rail. Part tiled walls. Tiled floor. Velux roof window.



OUTSIDE

Front garden laid in lawn with path to open porch area. Tarmac driveway. Open porch area with paving area. Enclosed and private rear garden laid in lawn with paved patio area. Mature trees. PVC oil storage tank. Outside tap and light.

INTEGRAL GARAGE:

17' 4" x 10' 11" (5.28m x 3.32m)

Up and over door. Light and power. Door to side. Plumbed for washing machine. Oil fired boiler.

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.

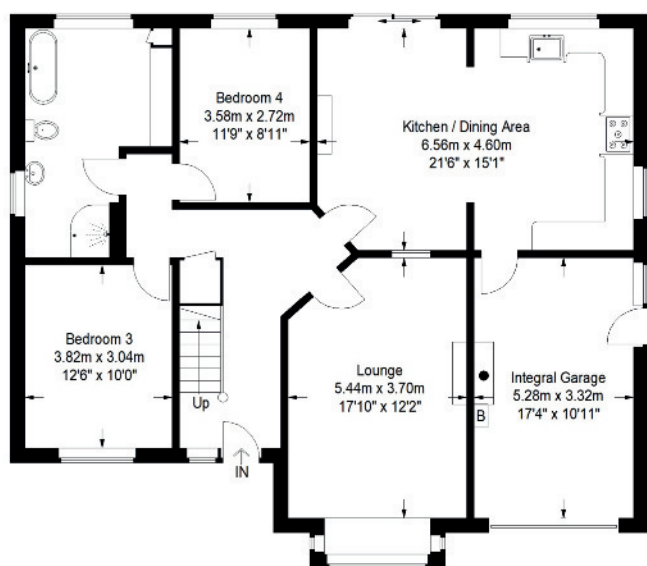
RATES PAYABLE:

For period April 2021 to March 2022 £1,623.70

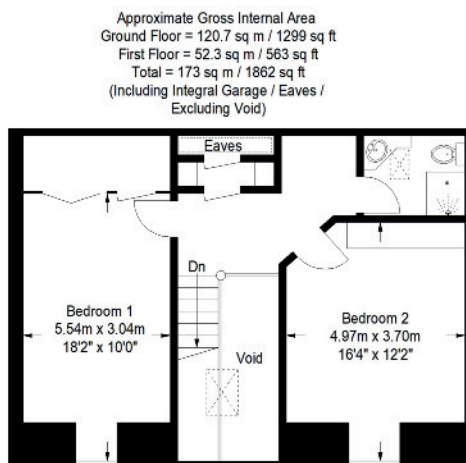
DIRECTIONS

From Pond Park Road turn onto Belmont Drive. Continue onto Kenilworth Drive. Number 5 is at the end of the cul de sac 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.



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 120.7 sq m / 1299 sq ft
First Floor = 52.3 sq m / 563 sq ft
Total = 173 sq m / 1862 sq ft
(Including Integral Garage / Eaves /
Excluding Void)

□ = Reduced headroom below 1.5 m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID818612)

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.