



2 LAUREL WOOD, LOWER BALLINDERRY, LISBURN, BT28 2GQ

- A Well Presented Semi Detached Property Occupying A Prime Setting Within This Popular Residential Location Convenient To Moira, International Airport And Easy Commuting To Lisburn And Belfast
- Entrance Hall With Panelled And Double Glazed Entrance Door Plus Tiled Floor
- Lounge With Decorative Wooden And Granite Fireplace Plus Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Utility Room With Built In Units And Door To Side
- Three Bedrooms With Laminated Timber Floor (One With Shower Room En Suite)
- Tiled Bathroom With White Suite Including Quadrant Shower Cubicle With Aqualisa Electric Shower

PRICE: OFFERS IN THE REGION OF £174,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C7I

REF: DL270923SR

- Front Garden Laid In Gravel With Paved Path To Entrance Door Plus Tarmac Driveway And Gate
- Enclosed And Private Rear Garden Laid In Lawn With Tarmac Area To Side
- Oil Fired Central Heating System
- Golden Oak Effect PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Panelled and double glazed entrance door with double glazed side panels. Tiled floor. Storage under stairs.

CLOAKROOM:

Low flush suite. Wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled floor.

LOUNGE:

15' 6" x 10' 5" (4.72m x 3.17m)

Decorative wooden and granite fireplace. Laminated timber floor.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

17' 7" x 8' 7" (5.36m x 2.61m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Integrated dishwasher. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with swan neck mono style mixer tap. Dining bar. Part tiled walls. Tiled floor. Golden Oak effect PVC double glazed sliding patio door to rear garden.



UTILITY ROOM:

10' 11" x 5' 4" (3.32m x 1.62m)

Built in units. Granite effect round edge work surfaces. Space for American fridge freezer. Plumbed for washing machine. Space for tumble dryer. Part tiled wall. Tiled floor. Panelled and double glazed door to side.



FIRST FLOOR

BEDROOM (1):

14' 7" x 10' 4" (4.45m x 3.15m)

Laminated timber floor.



SHOWER ROOM EN SUITE:

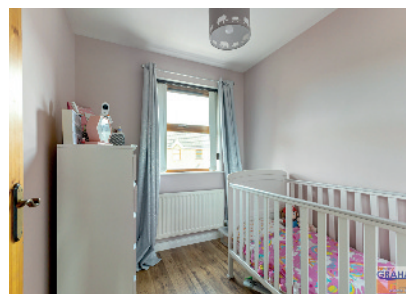
Large shower cubicle with thermostatic shower and tiled walls. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.



BEDROOM (2):

3.4m (11'2") x 2.83m (9'3")

Laminated timber floor.



BEDROOM (3):

2.29m (7'6") x 2.09m (6'10")

Laminated timber floor.

TILED BATHROOM:

White suite. Quadrant shower cubicle with Aqualisa electric shower and PVC panelled walls. Panelled bath with centre mount mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Separate hotpress on landing.



OUTSIDE

Front garden laid in gravel with paved path to entrance door. Tarmac driveway and gate. Enclosed and private rear garden laid in lawn with tarmac area to side. Garden shed. PVC oil storage tank. Brick built boiler house with oil fired boiler. Outside tap and light.



DIRECTIONS:

From Aghalee Road turn into Laurel Wood. Number 2 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.



TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £836.60



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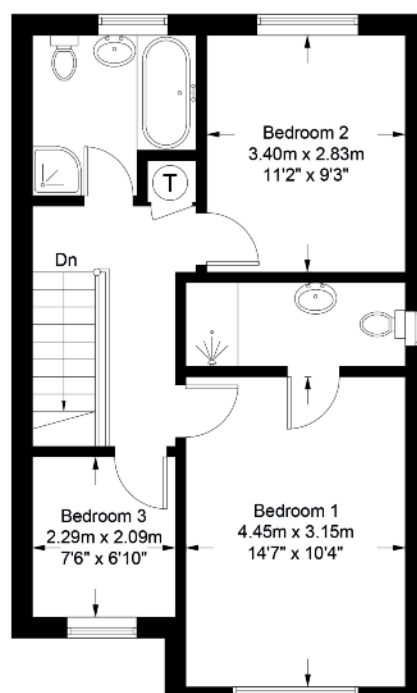
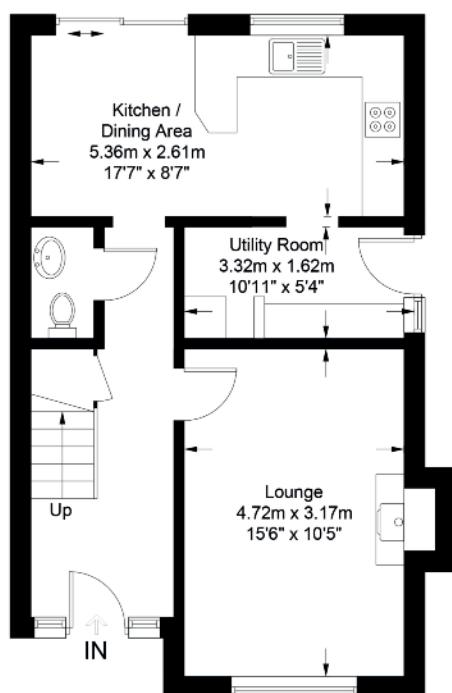


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1011154)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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