



## **9 THISTLEMOUNT PARK, LISBURN, BT28 2UN**



- A Well Appointed And Beautifully Presented Semi Detached Bungalow Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location
- Spacious Lounge With Wood Burning Stove And Limed Oak Laminated Timber Floor
- Luxury Fitted Kitchen And Dining Area With Range Of Integrated Appliances And Patio Doors
- Three Bedrooms (Two With Oak Laminated Timber Floors)
- Luxury Tiled Shower Room With Quadrant Shower Cubicle And Triton Electric Shower
- Enclosed And Private Rear Garden With South Westerly Aspect
- Detached Garage With Roller Shutter Door / Tarmac Driveway

**PRICE: OFFERS IN THE REGION OF £194,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E49**

**REF:DL310124HG**

- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- Oak Internal Doors / PVC Fascias And Soffits
- An excellent opportunity to acquire one of these ever popular bungalows with a private and south facing rear garden, early viewing is recommended.



## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Limed oak effect laminated timber floor. PVC double glazed entrance door.



### LOUNGE:

**4.65m (15'3") x 3.35m (11'0")**

Wood burning stove on polished granite hearth. Plaster cornice. Limed oak effect laminated timber floor.



### LUXURY FITTED KITCHEN/ DINING AREA:

**5.77m (18'11") x 3.27m (10'9")**

Excellent range of high and low level units. Quartz effect work tops. Bowl and a half single drainer sink unit with swan neck mixer tap. Hotpoint integrated fan assist oven and Belling touch control hob with extractor hood in stainless steel and glass canopy. Integrated fridge freezer and dishwasher. Double glazed PVC patio doors leading to south westerly facing rear garden. Part tiled walls. Tiled floor, Recessed spotlights. Under unit lighting. Glazed corner cabinet.



**BEDROOM (1):**  
3.90m (12'10") x 2.65m (8'8")

**BEDROOM (2):**  
3.60m (11'10") x 2.44m (8'0")  
Oak effect laminated timber floor.

**BEDROOM (3):**  
2.93m (9'7") x 2.11m (6'11")  
Oak effect laminated timber floor. Built in robe.



**LUXURY TILED SHOWER ROOM:**  
Quadrant shower cubicle with Triton electric shower. Vanity unit with wash hand basin with waterfall mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. PVC panelled ceiling. Hot press.



**ROOFSPACE:**  
Partly floored roofspace. Aluminium extending ladder and light.

**OUTSIDE:**  
Front garden laid in lawn and enclosed rear gardens with South Westerly and private aspects. Laid in lawns with trees and shrubs. Tarmac driveway. PVC oil storage tank. Outside tap and light.



**DETACHED GARAGE:**  
6.22m (20'5") x 3.26m (10'8")  
Roller shutter door. Light and power. Oil fired boiler.

**TENURE:**  
We have been advised the tenure for this property is leasehold and the annual ground rent is £18, we recommend the purchaser and their solicitor verify the details.

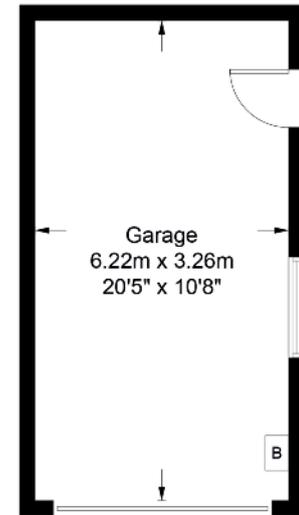
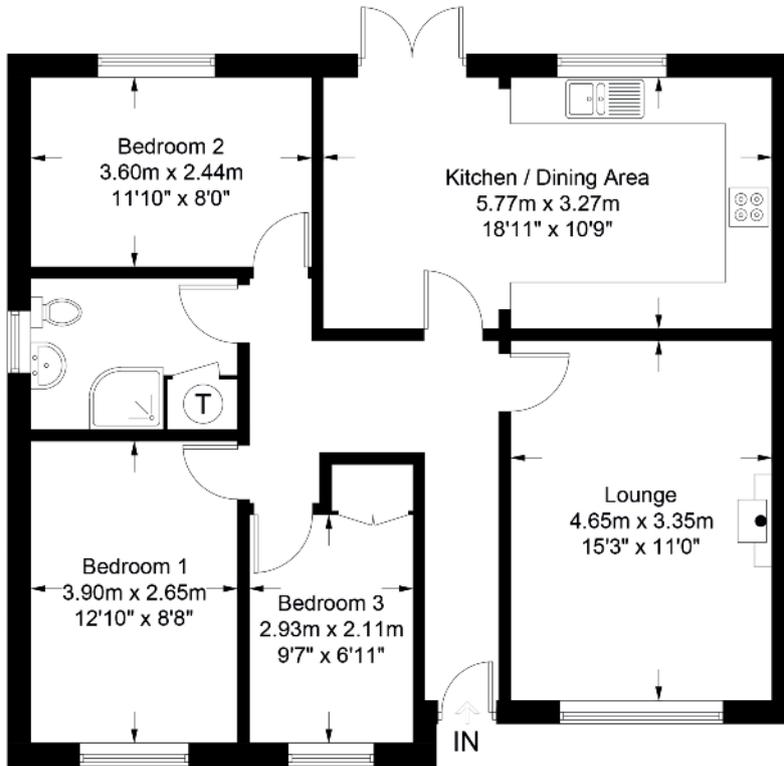
**RATES PAYABLE:**  
For period April 2023 to March 2024 £1,003.92

**DIRECTIONS:**  
From Ballymacash Road turn into Orangehall Lane and then left into Thistlemount Park, number 9 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.

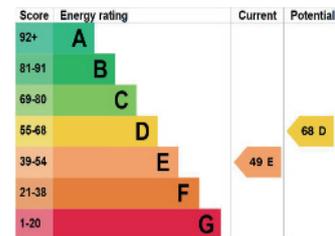


**9 Thistlemount Park, Lisburn**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1027020)



**VALUATION SERVICE**

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

**www.hgraham.co.uk**

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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