



50 GLENBRAE, LISBURN, BT28 2YL



- A Well Presented And Spacious Semi Detached Property Occupying A Prime Setting Within This Popular And Convenient Residential Location
- Lounge with Pine And Slate Fireplace
- Spacious Kitchen And Dining Area With Range Of Integrated Appliances And Patio Door
- Three Good Sized Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Mira Electric Shower And Chrome Finish Heated Towel Rail
- Enclosed Rear Garden And Patio Area / Gravel Driveway And Parking Area To Front
- Detached Brick Garage With Roller Shutter Door
- Oil Fired Central Heating System

PRICE: OFFERS IN THE REGION OF £189,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D67

REF:DL250124HG

- PVC Double Glazed Windows (Except One)
- An excellent opportunity to acquire one of these superb properties in this much sought after and convenient residential location, early viewing is highly recommended

ACCOMMODATION

All measurements are approximate..

ENTRANCE HALL:

Tiled floor

LOUNGE:

4.08m (13'5") x 3.56m (11'8")

Pine and slate fireplace with slate hearth.

SPACIOUS KITCHEN AND DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

5.65m (18'6") x 3.55m (11'8")

Range of high and low level units. Laminated work tops. Bowl and a half single drainer sink unit. Mono style mixer tap. Integrated oven and ceramic touch control hob. Concealed extractor hood. Integrated dishwasher. Tiled floor. Double glazed sliding patio door leading to patio and rear garden. Recessed spotlights.



FIRST FLOOR:

BEDROOM (1) :

3.16m (10'4") x 3.15m (10'4")

Laminated timber floor.



LUXURY SHOWER ROOM EN SUITE:

Shower cubicle with Mira electric shower. Vanity unit with wash hand basin. Mono style mixer tap. Close couple low flush w.c. Heated towel rail. Tiled walls and tiled floor. Recessed spotlights

BEDROOM (2): 3.48m (11'5") x 2.66m (8'9")

Laminated timber floor.



BEDROOM (3): 2.93m (9'7") x 2.47m (8'1")

Measurement taken to include staircasing.



LUXURY BATHROOM FITTED 2021: Shower bath with curved shower screen. Mira electric shower with shower attachment and drencher head. Vanity unit with wash hand basin and mixer tap. Close couple low flush w.c. Chrome finish heated towel rail. Stone effect tiled walls. Separate hotpress.

OUTSIDE

Gravel parking area for two cars. Gravel driveway to side enclosed by double gates. Rear garden laid in artificial grass lawn. Paved patio area. PVC oil storage tank. Outside tap and light. Three double external power points.



DETACHED BRICK GARAGE: 5.94m (19'6") x 2.98m (9'9")

Roller shutter door. Light and power. Oil fired boiler. Plumbed for washing machine.

TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

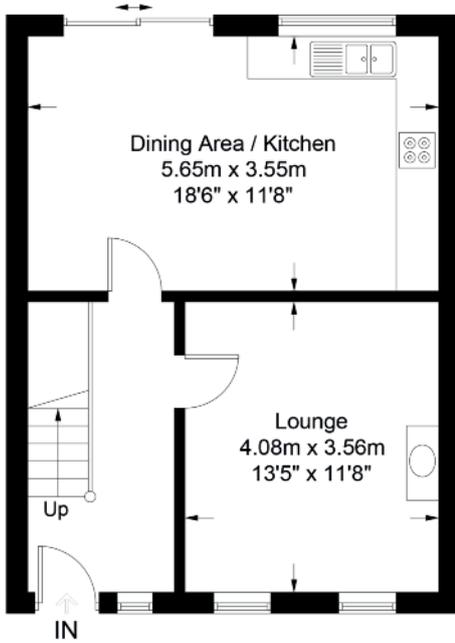
RATES PAYABLE: For period April 2021 to March 2022 £1,045.75

DIRECTIONS: From Knockmore Road turn into Limetree Avenue, proceed to roundabout and turn left into Glenbrae, at T junction turn left and number 50 is on the left.

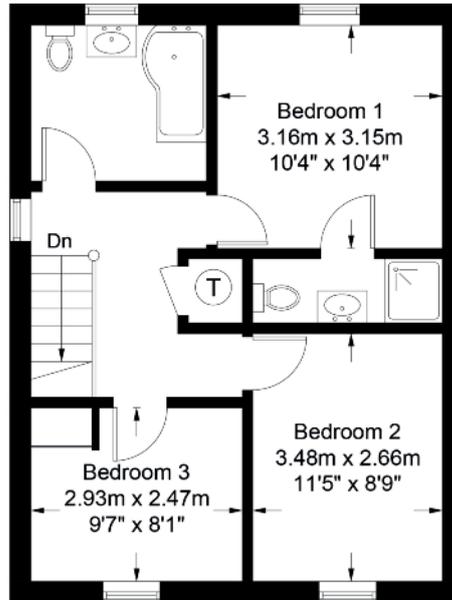
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



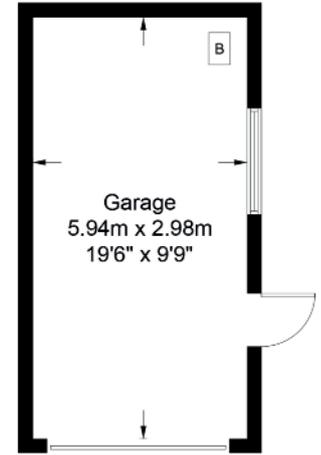
50 Glenbrae



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1041682)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	69 C
39-54	E		
21-38	F		
1-20	G		

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