



**1 PINECROFT PARK,
POND PARK ROAD, LISBURN, BT28 3LG**



- A Most Outstanding And Well Presented Semi Detached Property Occupying A Prime Setting Within This Exclusive Cul De Sac Setting
- Highly Desirable Residential Location Close To Local Shops, Excellent Schools For All Ages And Lisburn City Centre
- Lounge With Multi Fuel Stove On Slate Hearth
- Luxury Oak Fitted Kitchen And Dining Area With Integrated Appliances
- PVC Double Glazed Conservatory
- Three Bedrooms (One With Range Of Built In Robes And Two With Limed Oak Effect Laminated Floor)
- Luxury Bathroom With White Suite To Include Bath And Shower Cubicle

PRICE: OFFERS IN THE REGION OF £199,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D62

REF:DL150224HG

- Enclosed And Private Rear Garden With Large Timber Deck Area
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- An rare opportunity to acquire one of these highly desirable properties in a much sought after location, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door.

CLOAKROOM:

Low flush suite. WC. Pedestal wash hand basin. Mixer tap. Part tiled walls.

LOUNGE:

5.00m (16'5") x 4.24m (13'11")

Multi fuel stove on slate hearth. Oak effect laminated timber floor. Coving.

LUXURY OAK FITTED KITCHEN AND DINING AREA:

6.08m (19'11") x 3.02m (9'11")

Range of high and low level units. Granite effect round edge work surfaces. Franke single drainer stainless steel sink unit with mixer tap. Integrated oven and gas hob. Extractor hood in stainless steel canopy. Plumbed for washing machine and fridge freezer.

PVC DOUBLE GLAZED CONSERVATORY:

2.50m (8'2") x 2.27m (7'5")

Tiled floor. PVC double glazed door to patio and rear garden.



FIRST FLOOR

BEDROOM (1):

3.60m (11'10") x 3.18m (10'5")

Limed oak laminated timber floor.

Range of built in robes.



BEDROOM (2):

3.02m (9'11") x 2.83m (9'3")

Limed oak laminated timber floor.



BEDROOM (3):

2.76m (9'1") x 2.52m (8'3")

Measurement to include built in robe.



LUXURY BATHROOM WITH WHITE SUITE:

Panelled bath with centre mount mixer tap. Shower cubicle with a thermostatic shower. Vanity unit with wash hand basin. Mono style waterfall mixer tap. Close couple low flush wc. Tiled walls. Panelled ceiling. Recessed spotlights. Separate airing cupboard.

Aluminium extending ladder to floored roof space with lights.



OUTSIDE:

Cul-de-sac location. Front garden laid in lawn and shrubs. Enclosed and private rear garden laid in lawns. Split level timber deck area and paved patio area. Outside hot and cold taps and light.

DETACHED GARAGE:

5.76m (18'11") x 2.85m (9'4")

Up and over door. Power point.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £25, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2023 to March 2024 £1003.92

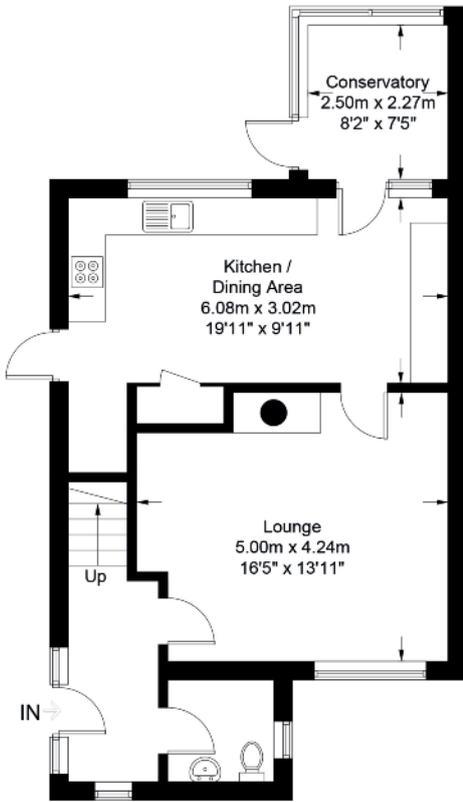
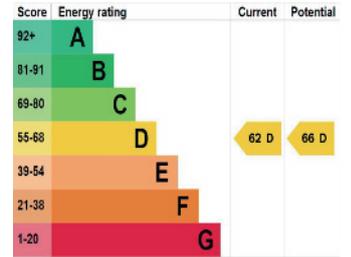
DIRECTIONS:

From Pond Park Road turn into Pinecroft Park, number 1 is on the left.

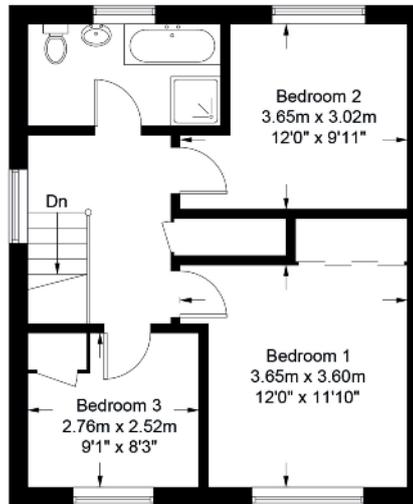
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

1 Pinecroft Park

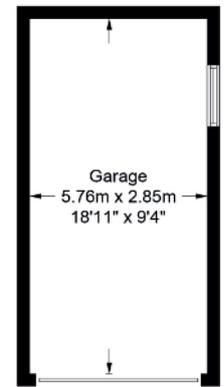
Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft
Garage = 16.4 sq m / 176 sq ft
Total = 121.0 sq m / 1302 sq ft



Ground Floor
634 sq ft / 58.9 sq m



First Floor
492 sq ft / 45.7 sq m



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1048410)



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

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.