



## 30 Blaris Road

**OIRO £285,000** Freehold

A 3 bedroom detached bungalow occupying a spacious, mature, site in a superb location close to the Sprucefield Centre and M1/A1 Interchange giving superb accessibility to Belfast, Craigavon, Newry and other major centres.

Detached bungalow | Lounge | Kitchen/dining | 3 Bedrooms | Oil fired central heating | Spacious site |

**028 9266 3396**

admin@falloonestateagents.com





Lisburn City Centre, schools for all ages and other amenities are within a short distance.

The existing accommodation briefly comprises entrance hall, lounge, kitchen with dining area, three bedrooms and bathroom.

The property occupies a large, reasonably level site with good on site parking to the front and a large enclosed rear garden, offering huge scope and potential to extend if additional space is needed (subject to planning permission).

There is oil fired central heating and double glazed windows.

Property with this convenience and size of site seldom come to the open market and as such we fully recommend early viewing to avoid disappointment.

Tenure: Freehold  
Parking options: Driveway, Off Street  
Garden details: Private Garden

**GROUND FLOOR :**

**Entrance hall**

Glazed and leaded hardwood entrance door with side panels. Cloaks cupboard. Single panelled radiator.

**Lounge**

w: 3.63m x l: 4.5m (w: 11' 11" x l: 14' 9")  
Tiled fireplace with open fire. Double panelled radiator.

**Kitchen/dining**

w: 4.24m x l: 4.5m (w: 13' 11" x l: 14' 9")  
Range of high and low level units. Tiled fireplace with open fire. Panelled walls. Larder cupboard. Tiled floor. Double panelled radiator.

**Bedroom 1**

w: 3.3m x l: 4.51m (w: 10' 10" x l: 14' 10")  
Tiled fireplace. Built in wardrobe. Double panelled radiator.

**Bedroom 2**

w: 2.68m x l: 3.34m (w: 8' 10" x l: 10' 11")  
Built in wardrobe. Double panelled radiator.

**Bedroom 3**

w: 3.33m x l: 3.33m (w: 10' 11" x l: 10' 11")  
Tiled fireplace. Double panelled radiator.

**Bathroom**

Panelled bath. Wash hand basin. Low flush WC. Tiled floor.

Hot press with copper cylinder and immersion heater.

**Outside**

Lawned front garden. Extensive tarmac parking area.

Large rear garden with extensive lawn and patio area. Walled, fenced and hedged boundaries.

Block shed and open fronted stores.

Oil fired boiler in housing. PVC oil storage tank.

Brick shed.

Path to side with gate.



**Required info under Trading Standards Guidance**

**TENURE**

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

**RATES PAYABLE**

Details from the LPSNI website - Estimated rates bill £1435.50







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	59
(21-38)	F	40
(1-20)	G	
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.