



**16 CARRISBROOK GARDENS,
LAMBEG, LISBURN BT27 4PN**

**Offers Around
£164,950**

An attractive red brick detached bungalow situated within a popular location convenient to Moss Road at Lambeg and enjoying great accessibility to Belfast and Lisburn. The property occupies an exceptionally spacious site with good on site car parking, a detached double garage, gardens to the front and extensive rear gardens.

The property has oil fired central heating and the accommodation briefly comprises covered porch, entrance hall, lounge, living room, kitchen, bedroom 1, bedroom 2 and bathroom. There are 2 first floor rooms presently used as a bedroom and study.

The property requires updating and offers huge scope to modernise the existing home and enjoy the large gardens, or potentially extend (subject to planning permission) and create a larger family home in an area with good local shopping facilities and various schools within a short distance.

Viewing may be arranged by appointments with Falloon Estate Agents.

THE PROPERTY COMPRISES:

Ground Floor

PORCH: Open porch with tiled step.

ENTRANCE HALL: Wooden panelled and glazed entrance door. Storage cupboard. Double panelled radiator.



LOUNGE: 11' 11" x 10' 1" (3.62m x 3.08m) Bay window. Tiled fireplace. Single panelled radiator.



LIVING ROOM: 13' 4" x 10' 4" (4.06m x 3.14m) Tiled fireplace. Coved ceiling. Picture rail. Hot press. Double panelled radiator.

KITCHEN: 11' 7" x 9' 0" (3.52m x 2.75m) (max) Range of high and low level cupboards. Sink unit, mixer tap. Space for cooker. Part tiled walls. Double panelled radiator. Door to driveway.



BEDROOM (1): 12' 0" x 10' 0" (3.66m x 3.05m) Bay window. Built in cupboard. Double panelled radiator.

BEDROOM (2): 12' 0" x 10' 6" (3.66m x 3.2m) Built in cupboard. Double panelled radiator.

BATHROOM: 8' 0" x 5' 11" (2.44m x 1.8m) Coloured suite comprising panelled bath, pedestal wash hand basin and low flush WC. Tiled walls. Double panelled radiator.

First Floor

ATTIC BEDROOM : 12' 0" x 9' 10" (3.66m x 3.0m) Stairs from ground floor. Single panelled radiator.

ATTIC STUDY : 17' 11" x 9' 9" (5.45m x 2.96m) Single panelled radiator.

Outside

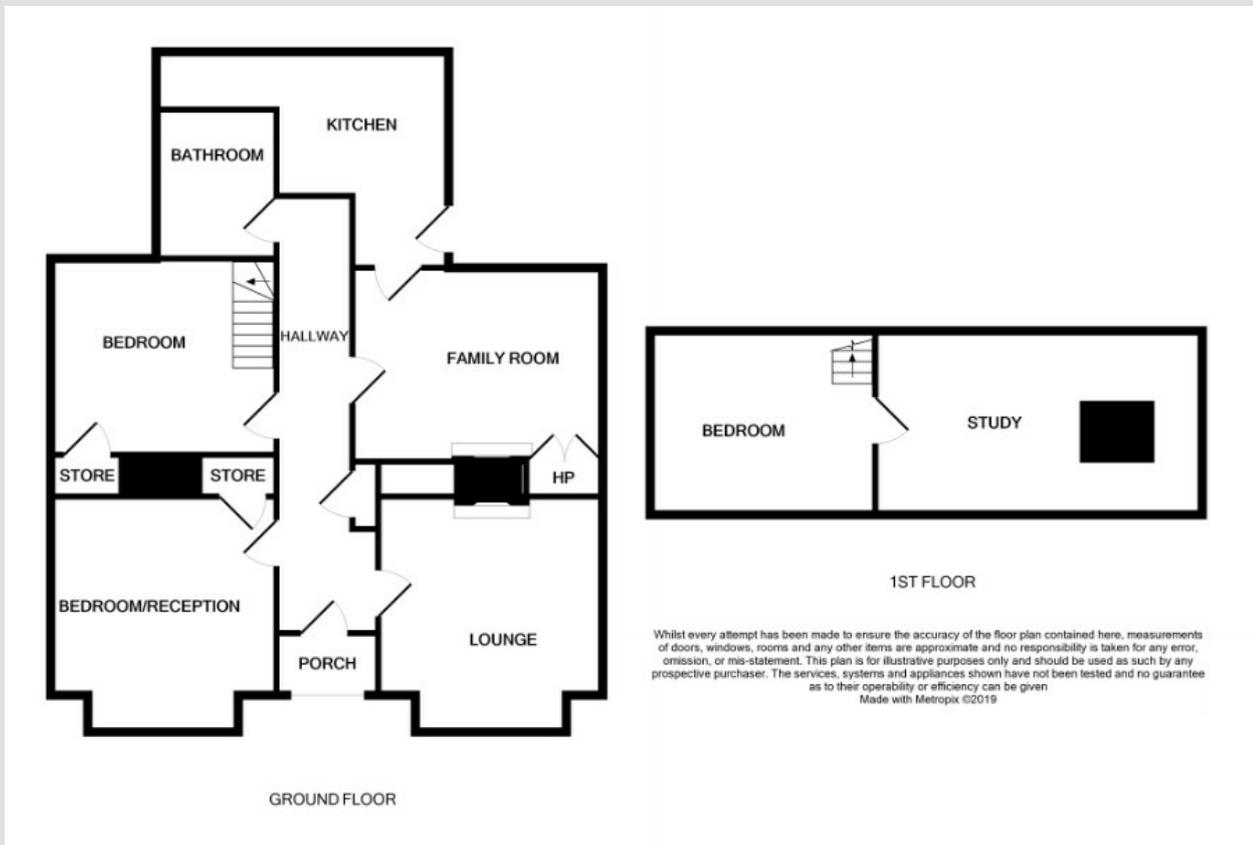
DOUBLE GARAGE: 17' 4" x 16' 5" (5.28m x 5.0m) Up and over door. Oil fired boiler.

Front garden laid in lawn. Long tarmac driveway to further parking area at rear.

Large rear garden laid in lawn. Outside tap. Outside light. PVC oil storage tank.



FLOORPLAN



VIEWING

By appointment with Agent

VALUATIONS

Thinking of selling ? We offer FREE, no obligation pre-sale valuations.

FINANCIAL ADVICE

We offer an independent mortgage advice service. Please contact us for further details.



ENERGY PERFORMANCE CERTIFICATE

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92-100 | | |
| B 81-91 | | |
| C 69-80 | | |
| D 55-68 | | |
| E 39-54 | | |
| F 21-38 | | 35 |
| G 1-20 | 17 | |
| Not energy efficient - higher running costs | | |

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