



TEMPLETON
ROBINSON

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Total area: approx. 90.1 sq. metres (970.0 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.



Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747

EPC

www.templetonrobinson.com



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A substantial end of terrace property with an elevated position over a large green space to the front. A deceptively spacious three bedroom property that is priced to allow for modernisation.

Offering three well-proportioned bedrooms, generous living room with open fire, Kitchen Diner, large family bathroom and front and rear gardens.

Recent sales within the area have proved extremely popular and its an ideal home for anyone starting out on the property ladder or investor alike.

Offers Over
£89,950

31 Dundrod Drive,
LISBURN,
BT28 1PT

Viewing by
appointment with
& through agent
028 9266 1700

31 Dundrod Drive,
LISBURN,
BT28 1PT

Property Features

Three Bedroom End Terrace

Priced to allow for modernisation

Generous accommodation across three levels

Three well-proportioned bedrooms with integrated wardrobes

Generous Lounge, Open Fire with Back Boiler

Solid Oak Internal Doors

Oil Fired Central Heating

uPVC Double Glazing

Enclosed Rear Yard and front Gardens in lawn

In close proximity to leading schools and walking distance to Lisburn City Centre

Early Viewing is recommended

Location:

When leaving the Moira Road and turning into Dundrod Drive, continue along and no.31 is located on the left hand side. For Sale board erected.

Property Comprises

Ground Floor

ENTRANCE HALL: uPVC double glazed door, ceramic tiled floor.

BEDROOM (2): 9' 11" x 9' 5" (3.02m x 2.87m)
Integrated wardrobe.

BEDROOM (3): 12' 4" x 9' 5" (3.77m x 2.87m)
Integrated wardrobe.

First Floor

LANDING: Glazed door out to rear garden.

KITCHEN: 8' 11" x 11' 12" (2.73m x 3.65m) Ceramic tiled floor, range of high and low level units, ceramic tiled splashback, stainless steel single drainer sink unit with mixer, space for fridge, washer/dryer, hotpress, cupboard off.

BATHROOM: 12' 0" x 7' 4" (3.67m x 2.23m) Ceramic tiled floor, floor to ceiling tiling, low flush wc, pedestal wash hand basin, panelled bath, fully tiled corner shower cubicle with Aqualisa electric shower, airing cupboard off, spot lighting.

First Floor Return

LANDING:

Access to roofspace.

BEDROOM (1): 10' 0" x 12' 4" (3.05m x 3.76m) Oak hardwood strip floor.

LOUNGE: 16' 1" x 11' 10" (4.89m x 3.61m) Mahogany feature fireplace with granite inlay with marble hearth, open fire with back boiler.

Outside

Brick wall with rough iron railings and steps up to front path.

Garden laid in lawn, with path around to side access.

Fully fenced and enclosed rear yard with concrete and level flagged patio area.

