



**38 Ballyskeagh Road, Lisburn, BT27 5TE**

**Price Guide £275,000**

Located on the Ballyskeagh Road, just between Lisburn & Belfast, this detached property is situated on a substantial site. There is potential for the re-development of the existing site (subject to the necessary planning permissions). Moments from a host of amenities including Laganvale Farm and leading schools & excellent transport links close by, viewing is highly recommended.

- Detached Home On An Excellent Site
- Potential For Re-Development Of Existing Site (Subject To Necessary Planning Permissions)
- Located Between Lisburn & Belfast City Centres
- Close To Leading Schools & Excellent Transport Links
- South Facing

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		18	31
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Glass panelled front door.

#### RECEPTION HALL

Wood floor.

#### LIVING ROOM 20'11" x 12'1" (6.4 x 3.7)

Wood floor. Fireplace. Sliding patio doors.

#### KITCHEN 15'1" x 9'6" (4.6 x 2.9)

Range of high and low level units, 1.5 stainless steel sink bowl with mixer tap, plumbed for washing machine & dishwasher.

#### CONSERVATORY 12'5" x 8'10" (3.8 x 2.7)

#### BEDROOM ONE / ADDITIONAL RECEPTION

15'8" x 12'9" (4.8 x 3.9)

Fireplace.

#### BEDROOM TWO 14'9" x 12'9" (4.5 x 3.9)

Built in robe.

#### BEDROOM THREE 13'5" x 11'1" (4.1 x 3.4)

Built in robes.

#### BEDROOM FOUR 12'9" x 8'10" (3.9 x 2.7)

Built in robes.

#### BATHROOM

Comprising tiled bath, enclosed shower, wash hand basin with vanity unit below.

#### W.C

Low flush W.C.

#### GARAGE 26'2" x 14'5" (8.0 x 4.4)

Up & over door.

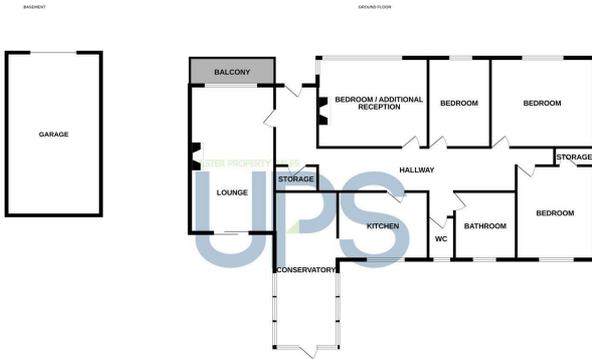
### OUTSIDE



South facing garden to rear. Garden to side & rear.



## Floor Plan



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## Area Map



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