



38 MAGOWAN PARK, ANNAHILT, HILLSBOROUGH, BT26 6AF

- An Excellent Semi Detached Bungalow Occupying A Prime Cul De Sac Setting Within This Popular And Convenient Residential Location
- Spacious Lounge With Mahogany And Tiled Fireplace
- Kitchen/Dining Area
- Three Bedrooms And Bathroom
- Enclosed And South Facing Rear Garden
- Detached Brick Garage And Tarmac Driveway
- Oil Fired Central Heating System

PRICE: OFFERS IN THE REGION OF £159,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F33

REF:DL280324HG

- PVC Double Glazed Windows
- PVC Fascias And Soffits
- An excellent opportunity to acquire one of these ever popular bungalows well located within Annahilt and convenient to Hillsborough, Lisburn and Ballynahinch

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Built in cloaks storage cupboard.

LOUNGE:

5.08m (16'8") x 3.27m (10'9")

Mahogany fire surround with tiled inset and hearth.



KITCHEN/DINING AREA:

4.35m (14'3") x 2.90m (9'6")

Range of high and low level units. Round edge work surfaces. Franke single drainer stainless steel sink unit. Mixer tap. Concealed extractor hood. Plumbed for washing machine. PVC double glazed back door. Ceramic tiled floor and part tiled walls. Pine ceiling. Panoramic view towards Slieve Croob Mountain.

BEDROOM (1):

3.76m (12'4") x 2.78m (9'1")

Panoramic view towards Slieve Croob Mountain. Built in robe.



BEDROOM (2):

3.02m (9'11") x 2.90m (9'6")

BEDROOM (3):

2.90m (9'6") x 2.36m (7'9")



BATHROOM:

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Pine ceiling. Hotpress.



OUTSIDE

Cul-de-sac setting. Front garden laid in lawn with mature trees and shrubs. Tarmac driveway. Enclosed rear garden laid in lawn with mature trees. Paved patio area. Outside tap and light. PVC oil storage tank.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £878.43

DIRECTIONS:

From Annahilt turn into Magowan Park and then turn second right into cul de sac, number 38 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.



38 Magowan Park



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024(ID1064865)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	33 F	
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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