



7 RYANSCOURT, HILLSBOROUGH OLD ROAD, LISBURN, BT27

- A Most Impressive And Exceptionally Well Presented Detached Property Occupying A Prime End Of Cul De Sac Setting Within This Highly Desirable And Convenient Residential Location
- Lounge With Mahogany And Marble Fireplace And Coal Effect Gas Fire
- Dining Room With Double Doors Leading To Sun Room
- Large Sun Room With Polished Porcelain Tiled Floor And PVC Double Glazed Double Doors Leading To Patio And Rear Garden
- Spacious And Luxury Fitted Kitchen With Integrated Appliances And Open Plan Dining Area
- Four Bedrooms (Two With Built In Robes)
- Contemporary And Luxury Shower Room With Large Shower Enclosure And Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £279,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C76

REF:JK280423HG

- Enclosed And South Facing Rear Garden Laid In Lawn And Spacious Patio Area
- Tarmac Driveway And Parking Area To Side With Double Gates
- Detached Brick Built Garage With Remote Control Roller Door
- Oil Fired Central Heating System With Grant Condensing Type Boiler Newly Fitted 2018
- Solar Panels For Electric And Hot Water With ROCS Payment
- Excellent C76 Energy Efficiency Rating For Reduced Running Costs
- PVC Double Glazed Windows And External Doors / PVC Fascias And Soffits
- With many upgrades and improvements during the last 4 to 6 years, this superb property is presented and appointed to the highest standards throughout, we strongly recommend early viewing

ACCOMMODATION: Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE HALL: PVC entrance door. Gloss finish ceramic floor tiling.

CLOAKROOM WITH LOW FLUSH SUITE: Close couple low flush wc. Vanity unit with wash hand basin and mono style mixer tap. Gloss finish ceramic tiled floor.

LOUNGE: 4.09m (13'5") x 3.78m (12'5")

Mahogany and marble fireplace and hearth. Coal effect gas fire. Open plan to dining room.

DINING ROOM: 3.30m (10'10") x 2.54m (8'4")

PVC double glazed double doors leading to sunroom.

SUN ROOM or FAMILY ROOM: 3.68m (12'1") x 3.38m (11'1")

Polished porcelain tiled floor. Recessed spotlights. PVC double glazed double doors leading to patio and rear garden. Sun room added 2017.

SPACIOUS AND LUXURY FITTED KITCHEN/DINING AREA:

5.38m (17'8") x 4.66m (15'3") Measurements taken to widest points. Excellent range of high and low level units and integrated appliances refitted 2016. Granite effect worktops. Single drainer bowl and a half stainless steel sink unit. Swan neck mixer tap. Waste disposal unit. Integrated Miele fan assist oven and Neff touch control induction hob with glass splash back and extractor canopy. Gloss finish cream ceramic tiled floor. Under unit lighting. Integrated washing machine. PVC double glazed back door to patio and rear garden. Storage understairs.



FIRST FLOOR:

BEDROOM (1):

4.07m (13'4") x 2.93m (9'7")

Built in robe with sliding doors. Separate built in robe.



BEDROOM (2):

3.66m (12'0") x 2.93m (9'7")

Built in robe.



BEDROOM (3): 3.05m (10'0") x 2.66m (8'9")

BEDROOM (4): 2.67m (8'9") x 1.88m (6'2")

LUXURY SHOWER ROOM: Refitted 2018. Large shower cubicle. Aqualisa thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Tiled walls. PVC panelled ceiling with recessed spotlights. Separate hot press.



OUTSIDE:

Cul de sac setting. Front garden laid in lawn. Tarmac driveway. South facing and enclosed rear garden laid in lawn. Spacious paved patio area. Tarmac parking area to side with double gates.

DETACHED BRICK GARAGE: 6.10m (20'0") x 3.70m (12'2")

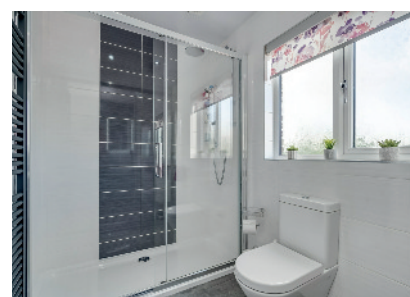
Grant condensing type all fired boiler. Remote control roller shutter door. Light and power.

TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £45, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2023 to March 2024 £1,213.07

DIRECTIONS: From Hillsborough Old Road turn into Ryanscourt, number 7 is at the end of the cul de sac.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



7 Ryanscourt

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

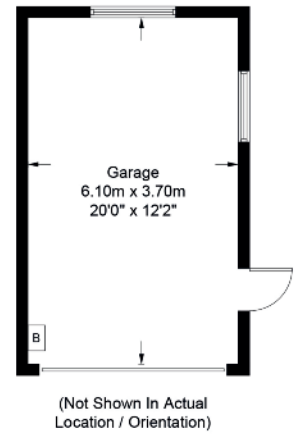
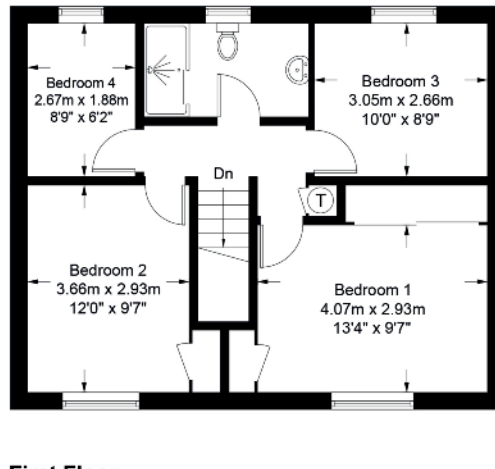
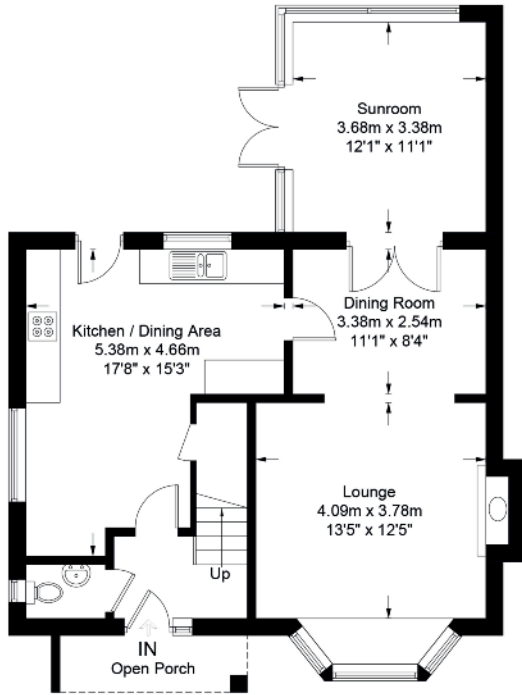


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58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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