



109 SKYLINE DRIVE, LISBURN, BT27 4HW



- A Detached Bungalow Occupying A Pleasant Setting Within This Highly Desirable Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages Plus Lambeg Train Halt
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Spacious L Shaped Lounge/Dining Area With Laminated Timber Floor
- PVC Double Glazed Conservatory With Private Outlook To Rear Patio Garden
- Kitchen With Integrated Oven And Hob
- Four Bedrooms With Walnut Effect Laminated Timber Floor (One With Built In Robes With Sliding Mirror Doors And Fitted Interior)
- Tiled Bathroom With White Suite Including Shower Cubicle With Thermostatic Shower

PRICE: OFFERS IN THE REGION OF £234,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E43

REF: DL280125SR

- Front Garden Laid In Lawn With Shrubs And Tarmac Driveway
- Enclosed And South Facing Rear Patio Garden With Private Aspects
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panel. Laminated timber floor. Spotlights. Hotpress.

L SHAPED LOUNGE/DINING AREA:

23' 9" x 16' 11" (7.24m x 5.16m)

Measurements taken to widest points. Laminated timber floor.

PVC DOUBLE GLAZED CONSERVATORY:

10' 6" x 7' 9" (3.20m x 2.35m)

Tiled floor. PVC double glazed door to rear patio garden.



KITCHEN WITH INTEGRATED OVEN AND HOB:

13' 4" x 7' 1" (4.06m x 2.16m)

Range of high and low level units. Wood strip effect round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Integrated oven and hob. Extractor hood in stainless steel canopy. Plumbed for washing machine. Part tiled walls. Tiled floor. PVC double glazed door to side. Under unit lighting.



BEDROOM (1):

11' 6" x 10' 4" (3.50m x 3.15m)

Measurements to include built in robes with sliding mirror doors and fitted interior. Walnut effect laminated timber floor.



BEDROOM (2):

10' 2" x 9' 8" (3.11m x 2.94m)

Walnut effect laminated timber floor.



BEDROOM (3):

10' 1" x 8' 5" (3.07m x 2.56m)

Walnut effect laminated timber floor.



BEDROOM (4):

10' 2" x 8' 4" (3.10m x 2.55m)

Walnut effect laminated timber floor.
Glazed double doors to entrance hall.



TILED BATHROOM:

White suite. Tile panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Shower cubicle with thermostatic shower. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights. Tiled walls. Tiled floor.



ROOFSPACE:

Part floored.

OUTSIDE

Front garden laid in lawn with shrubs. Tarmac driveway. Enclosed and South facing rear patio garden with private aspects and tarmac area to side. Outside tap and light. PVC oil storage tank.



DETACHED GARAGE:

18' 1" x 9' 1" (5.50m x 2.78m)

Up and over door. Light and power. Oil fired boiler.

DIRECTIONS

From Moss Road turn onto Skyline Drive. Number 109 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



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £29, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £1,305.00



109 Skyline Drive

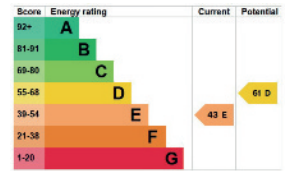
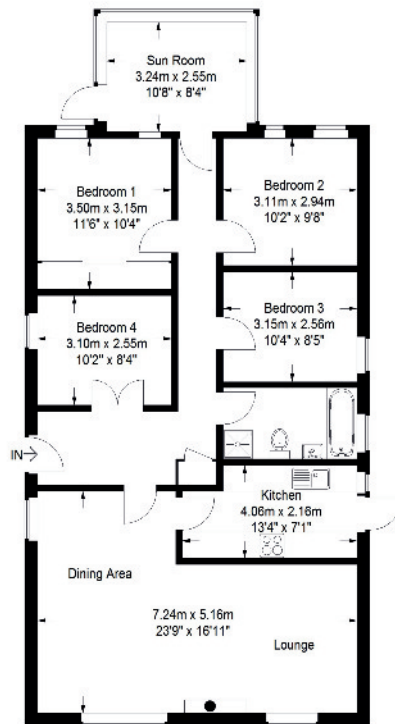


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VALUATION SERVICE

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

www.hgraham.co.uk

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