



## **20A LURGANURE ROAD, MAZE, LISBURN, BT28 2T5**



- A Spacious And Well Presented Detached Bungalow Occupying A Prime Setting Within This Highly Desirable And Convenient Rural Location Between Lisburn And Moira
- Well Screened And Mature Gardens Extending To Approximately 0.3 Acre
- Lounge With Brick Built Fireplace
- Separate Dining Or Family Room
- Kitchen/Dining Area And Spacious Utility Room
- Four Bedrooms With Built In Robes (One With Luxury Shower Room En Suite)
- Bathroom With Bath And Shower Cubicle With Aqualisa Shower

**PRICE: OFFERS IN THE REGION OF £325,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E45**

**REF:DL050624HG**

- Garage And Tarmac Driveway With Ample Parking
- Dual Oil Fired And Solid Fuel Central Heating System
- Mahogany Effect PVC Double Glazed Windows
- An excellent family home pleasantly situated within this popular semi rural location convenient to Lisburn, Moira, Hillsborough and Sprucefield M1 motorway link, early viewing is highly recommended.

## ACCOMMODATION

Measurements are approximate.

**OPEN ENTRANCE PORCH:** Tiled step.

**ENTRANCE HALL:** Mahogany effect PVC double glazed entrance door. Built in cloaks storage cupboard.

**LOUNGE:** 5.47m (17'11") x 4.06m (13'4")

Brick built fireplace and slate tiled hearth. Back boiler grate linked to central heating.

**DINING / FAMILY ROOM:** 3.35m (11'0") x 3.22m (10'7")

Glazed double doors leading to entrance hall.

**KITCHEN / DINING AREA:** 4.70m (15'5") x 4m (13'1")

Measurements taken to widest points. Range of high and low level units. Granite effect work surfaces. Bowl and a half single drainer stainless steel sink unit. Mixer tap. Part tiled walls. Tiled floor. Plumbed for dishwasher. Under unit lighting.

**SPACIOUS UTILITY ROOM:** 4.70m (15'5") x 2.08m (6'10")

Range of built in units. Single drainer stainless steel sink unit. Mixer tap. Oil fired boiler. Tiled floor.



### **BEDROOM (1):**

**3.75m (12'4") x 3.02m (9'11")**

Double built in robe. Presently used as home office.



### **LUXURY SHOWER ROOM EN SUITE:**

Quadrant shower cubicle. Triton shower. Vanity unit with wash hand basin. Mono style mixer tap. Close couple low flush wc. Chrome finished heated towel rail. Marble effect panelled walls. Tiled floor. PVC panelled ceiling.



### **BEDROOM (2):**

**3.68m (12'1") x 3.03m (9'11")**

Double built in robe.

### **BEDROOM (3): 3.03m (9'11") x 3.02m (9'11")**

Double built in robe.

### **BEDROOM (4): 3.03m (9'11") x 3.02m (9'11")**

Double built in robe.

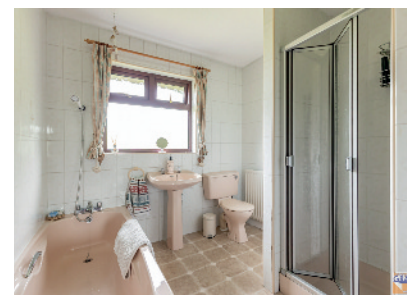


**BATHROOM:** Panelled bath. Mixer tap. Shower attachment. Pedestal wash hand basin. Tiled shower cubicle with aqualisa thermostatic shower. Close couple low flush wc. Tiled walls. Hot press.

**OUTSIDE:** Spacious gardens laid in lawns to front side and rear. Mature trees and shrubs. Spacious paved patio area. Tarmac driveway and ample parking space. Outside taps and lights.

### **GARAGE: 5.75m (18'10") x 3.38m (11'1")**

Up and over door. Light and power.



**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2024 to March 2025 £1,783.50

**DIRECTIONS:** From Moira Road turn into Lurganure Road, number 20a is approximately one mile on the right.

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



## 20A Lurganure Road, Lisburn

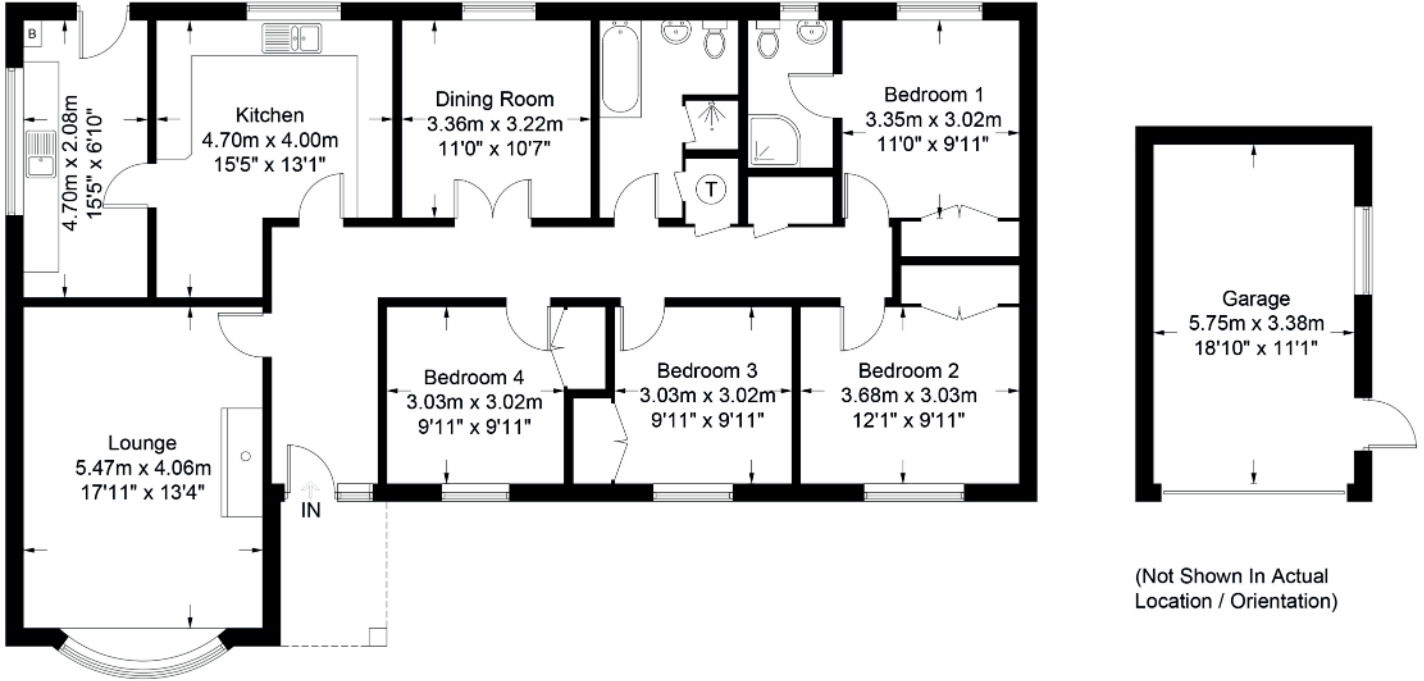


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089954)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	45 E	
21-38	F		
1-20	G		

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