



We are delighted to bring to the market this quaint two-bedroom mid-terrace positioned in Sandymount, Ballyskeagh. Finished to a superb standard throughout, the location offers ease of access for the city commuter to Belfast City Centre and both Belfast Airports. The property is also within close proximity to Lisburn City Centre, Sprucefield Shopping Centre and Royal Hillsborough Village. In short the property comprises of: reception hall, bright and spacious living room with feature fireplace, rear hallway with space for an office area, newly fitted luxury bathroom with walk in shower, fitted kitchen diner and two well-proportioned bedrooms.

The property further benefits from double glazing, oil fired central heating, an enclosed private front garden laid in lawns, private laneway with access to an extensive rear garden area with southerly aspect and a detached garage providing excellent additional storage and parking.

With generously proportioned room sizes providing bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around  
£165,000

36 Sandymount,  
LISBURN,  
BT27 5TJ

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Well Presented Two Bedroom Mid-Terrace Positioned in Sandymount, Ballyskeagh
- Ideally Positioned in a Quiet Cul-De-Sac and Close to a Host of Amenities in the Area Including Golf Clubs, the Lagan Towpath and McIlroy Park
- Located Within Close Proximity to Lisburn City Centre and Sprucefield Shopping Centre
- Close to Excellent Schools, Parks, Belfast City and International Airport and Hillsborough Village
- Two Well Proportioned Bedrooms
- Bright and Airy Living Room with Fireplace
- Rear Hallway with Space for an Office Area
- Fitted Kitchen with Range of Built in Units, Appliances and Storage
- Modern Fitted Bathroom with White Suite and Walk in Shower
- Enclosed Front Garden Laid in Lawns
- Private Laneway to Rear with Access to an Extensive Private Garden with Southerly Aspect
- Detached Garage with Excellent Additional Storage and Private Parking
- Oil Fired Central Heating and Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- No Onward Chain
- Early Viewing Highly Recommended

The Property Comprises:

## Ground Floor

uPVC double glazed front door with frosted glass inset to . . .

HALLWAY: Wood panelled walls, additional understairs storage area, herringbone style solid wooden flooring.



LIVING ROOM: 13' 0" x 11' 9" (3.96m x 3.58m) (at widest points). Outlook to front, range of built-in storage cabinets and furniture, herringbone style solid wooden flooring, feature fireplace with granite inset and hearth, picture rail.



REAR HALLWAY/OFFICE: 10' 9" x 5' 0" (3.28m x 1.52m) (at widest points). Herringbone style solid wooden flooring, space for office area, wood panelled walls.



KITCHEN/DINER: 12' 9" x 9' 0" (3.89m x 2.74m) (at widest points). Range of high and low level units, solid wooden worktops and upstand, metro tiled splashback, built-in stainless steel gas hob with extractor fan and built-in oven and grill, sink with brass mixer tap, built-in breakfast bar, built-in fridge freezer, tiled floor, uPVC double glazed access door to rear.



SHOWER ROOM: White suite comprising low flush wc with push button, floating wash hand basin with brass mixer tap and solid wooden worktop with additional storage underneath, Thassos part tiled walls and floor, walk-in shower with drying area, electric shower with up and over rainfall shower head and telephone attachment, frosted glass window, extractor fan, low voltage recessed spotlighting.



First Floor

LANDING: Wood panelled walls.

BEDROOM (1): 10' 8" x 9' 2" (3.25m x 2.79m) Outlook to rear, tiled floor.



BEDROOM (2): 13' 11" x 8' 5" (4.24m x 2.57m) (at widest points), Outlook to front, tiled floor, access hatch to roofspace via Slingsby ladder.



## Outside

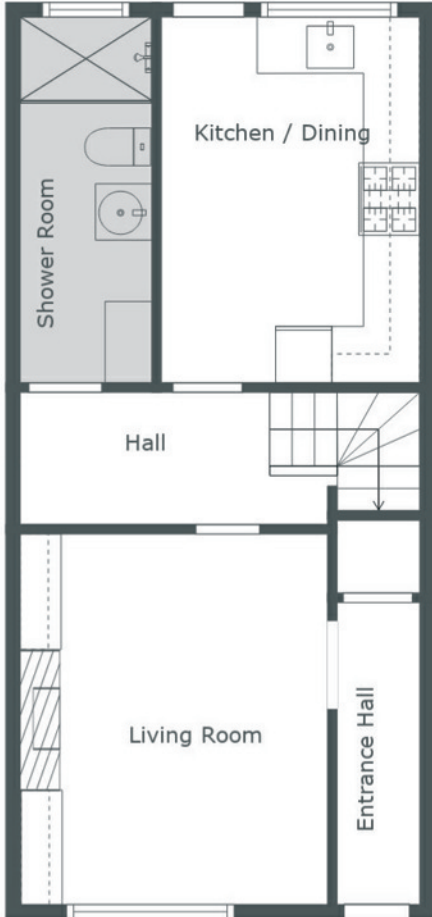
Enclosed front garden with surrounding flower beds and mature hedging.

Extensive, enclosed private rear garden with surrounding fencing and raised patio area ideal for outdoor entertaining, outside light, bin storage, access to oil tank and boiler. Designated parking with electric charger and ample road parking to front. Alleyway leading to . . .

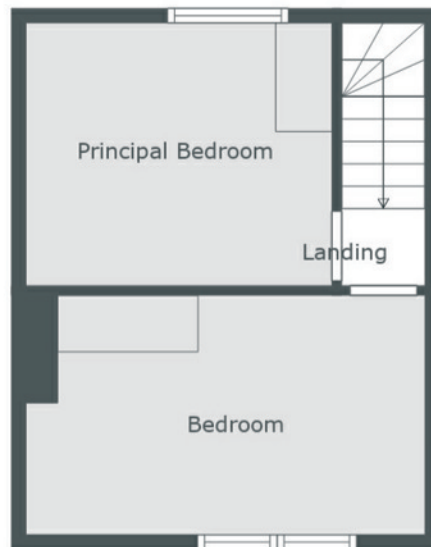
DETACHED GARAGE: 18' 6" x 10' 11" (5.64m x 3.33m) (at widest points). Electric, remote control roller shutter door.



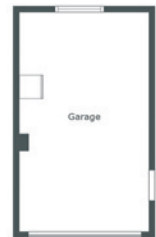




Floor 1



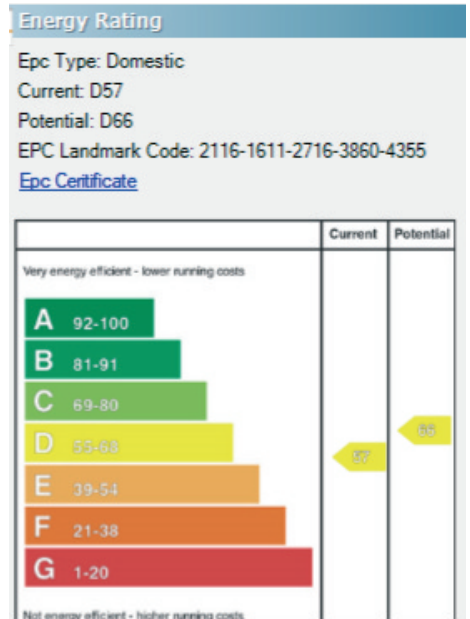
Floor 2



Location:

Sandymount is located off the Ballyskeagh Road, Drumbo.

Lisburn - 028 92 66 1700  
 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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