



# 25 SANDYMOUNT, BALLYSKEAGH, LISBURN, BT27 5TJ



- An Exceptionally Well Presented Mid Terrace Property Situated Within This Popular Location Convenient To Both Lisburn And Belfast
- Entrance Porch With Mahogany Effect PVC Double Glazed Entrance Door
- Lounge With Impressive Granite Fireplace
- Luxury Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms With Built In Storage
- Luxury Bathroom With White Suite
- Floored Roofspace With Aluminium Sliding Ladder

**PRICE: OFFERS IN THE REGION OF £139,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E43**

**REF: DLI40325SR**

- Front Garden Laid In Gravel With Path To Entrance Door
- Rear Paved Patio Area
- Garage With Roller Shutter Door
- Oil Fired Central Heating System
- Mahogany Effect PVC Double Glazed Windows (Except One)



## ACCOMMODATION

Measurements are approximate.

### ENTRANCE PORCH:

Mahogany effect PVC double glazed entrance door. Glazed door to lounge.



### LOUNGE:

20' 4" x 13' 1" (6.19m x 3.98m)

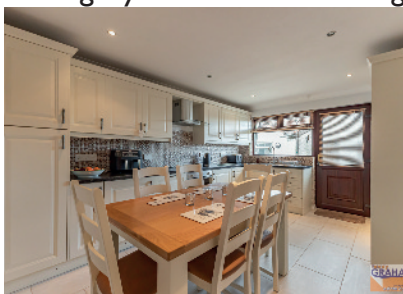
Measurements taken to widest points. Granite fireplace with coal and flame effect electric fire.



## LUXURY KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

14' 9" x 10' 9" (4.49m x 3.28m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Integrated fridge. Integrated freezer. Integrated washing machine. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel Blanco sink unit with swan neck mixer tap. Part tiled walls. Tiled floor. Recessed spotlights. Storage under stairs. Mahogany effect PVC double glazed door to rear.





## FIRST FLOOR

### BEDROOM (1):

13' 1" x 11' 11" (3.98m x 3.62m)

Measurements to include built in storage and built in robes with sliding doors and fitted interior.



### BEDROOM (2):

14' 10" x 6' 0" (4.52m x 1.84m)

Built in storage.



### BEDROOM (3):

9' 5" x 8' 0" (2.87m x 2.43m)

Measurements to include built in robes.



### LUXURY BATHROOM:

White suite. PVC panelled three quarter length bath with mixer tap and Mira Vigour electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Laminated tiled floor. Recessed spotlights. Hotpress.



### ROOFSPACE:

Aluminium sliding ladder. Floored. Light and power. Roof window.

### OUTSIDE

Front garden laid in gravel with path to entrance door. Gated entrance. Rear paved patio area. Outside tap and light. Boiler house with oil fired boiler. Please note there is a right of way across the rear of the property.



### GARAGE:

21' 2" x 10' 3" (6.45m x 3.13m)

Roller shutter door. Light and power.

### DIRECTIONS

From Ballyskeagh Road turn into Sandymount. At the end of the road turn left. Number 25 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.

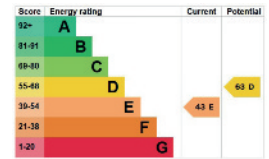


### TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £4, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

For period April 2024 to March 2025 £1,131.00



25 Sandymount



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1178247)

## VALUATION SERVICE

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

[www.hgraham.co.uk](http://www.hgraham.co.uk)

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