

**RODGERS  
&  
BROWNE**

29 Lisnagarvey Drive  
Off Antrim Road, Lisburn, BT28 3DW

*offers over £199,950*



### *The Owner's Perspective...*

*"I am really spoilt with the very convenient location here. The town centre (with its shops and restaurants), the train station and two of the local parks are all a short walk away. The motorway and A1 are both easily and quickly accessible by car.*

*I enjoy the quiet nature of being at the end of the cul-de-sac and having a very private garden, with just the playing fields behind. I know many of my neighbours well and there is a very friendly community on this street"*



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS





Living room



Living room



Entrance hall

*The facts you need to know...*

Well presented semi detached home located at the end of a cul de sac

Renovated over recent years offering bright and modern accommodation

Living room with feature fireplace and herringbone flooring

Modern kitchen with range of high and low level cabinets opening to dining area and access to the garden

Downstairs cloakroom

Three bedrooms, main including built-in wardrobes

Bathroom with white bathroom suite

Driveway with parking for two cars

Detached single garage with additional open covered storage

Gas fired central heating

PVC double glazed and PVC fascia and soffits

Internal white panelled doors

Gardens to the rear laid in lawns and mature hedging

Backing onto Wallace playing fields and minutes from Lisburn City Centre

Also close to hand are Lisburn train station and main arterial routes





Kitchen with dining area



## *The property comprises...*

### **GROUND FLOOR**

Glazed PVC double glazed door and side lights to:

### **ENTRANCE HALL**

Ceramic tiled floor. Staircase to first floor. Under stairs open hanging space.

### **LIVING ROOM**

12' 11" x 12' 4" (3.94m x 3.76m)

Stone fireplace with cast iron horseshoe inset, granite hearth stone, semi solid wooden floor finished in a herringbone, double glazed doors to:

### **KITCHEN WITH DINING AREA**

19' 0" x 9' 6" (5.79m x 2.9m)

Extensive range of high and low level cupboards, granite effect worktops with one and a half stainless steel sink unit with mixer tap, four ring Bellingham hob, Hotpoint extractor above, under oven, integrated dishwasher, concealed utility cupboard with plumbing for washing machine and space for a tumble dryer, integrated fridge freezer, porcelain tiled floor, part tiled walls, double glazed doors to garden area.

### **CLOAKROOM**

Low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, chrome heated towel radiator, porcelain tiled floor, low voltage lighting.





Bedroom one

**First Floor**

**LANDING**

Hotpress. Access to roofspace.

**BEDROOM (1)**

11' 0" x 10' 10" (3.35m x 3.3m)

Including built-in wardrobes and cupboards above.

**BEDROOM (2)**

10' 11" x 10' 11" (3.33m x 3.33m)

**BEDROOM (3)**

8' 8" x 7' 8" (2.64m x 2.34m)

Including built-in wardrobes.

**BATHROOM**

6' 11" x 5' 4" (2.11m x 1.63m)

White suite comprising shower bath and shower screen with mixer tap and telephone shower plus thermostatically controlled shower unit, fully tiled walls, ceramic tiled floor, low flush wc, pedestal wash hand basin with mixer tap.

**ROOFSPACE**

Floored and accessed via Slingsby ladder.

**Outside**

**SINGLE GARAGE**

17' 9" x 9' 10" (5.41m x 3m)

Up and over door.

Outside open covered storage.

To the front is a driveway and gardens laid in lawns. To the rear are enclosed gardens laid in lawns, mature shrubs and patio area.



Landing



Bedroom two



Bathroom

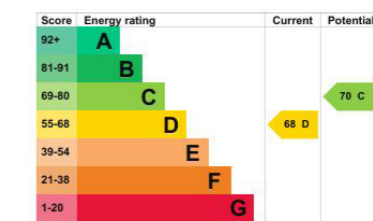


Bedroom three

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?			X
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

**ENERGY EFFICIENCY RATING (EPC)**



From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

**TENURE:**

Leasehold - £10.00 per annum

**RATES:**

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

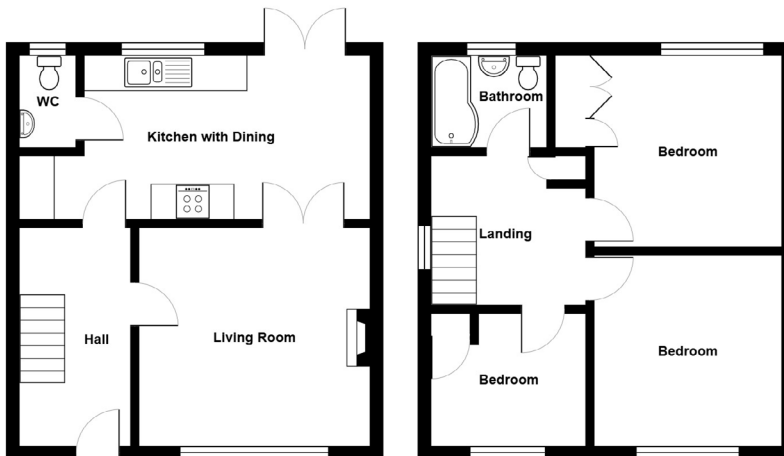
The assessment for the year 2025/2026 £913.50

**VIEWING:** By appointment with **RODGERS & BROWNE**.



## Location

Travelling from Wallace Park along North Circular Road turn right onto Westbourne Terrace at the roundabout take the second exit onto Antrim Road, take your fourth right into Lisnagarvey Drive and No29 is on your left.



Total Area: 84.0 m<sup>2</sup> ... 904 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Sales  
Lettings  
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.