



30 DRUMARD PARK, LISBURN, BT28 2HU

- A Most Outstanding And Exceptionally Well Presented Property Occupying A Prime End Of Cul De Sac Setting Within This Ever Popular And Convenient Residential Location
- Lounge With Herringbone Design Oak Floor
- Spacious And Luxury Fitted Kitchen/Dining Area With Integrated Appliances
- Rear Porch/Utility Room
- Three Good Sized Bedrooms (Two With Built In Robes)
- Refitted Luxury Bathroom With Mira Shower And Chrome Finish Heated Towel Rail
- Enclosed Patio Garden To Rear With Tobermore Paving And Artificial Grass

PRICE: OFFERS IN THE REGION OF £145,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C7I

REF:DL310325HG

- Gas Fired Central Heating System
- Excellent C71 Energy Efficiency Rating
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits / Timber Storage Shed Included
- This stunning property has been extensively upgraded and beautifully presented making it a perfect starter home in this excellent location convenient to local shops, schools and Lisburn city centre, we strongly recommend early viewing

ACCOMMODATION

Measurements are approximate.

OPEN ENTRANCE PORCH

ENTRANCE HALL:

PVC double glazed entrance door. Herringbone design oak floor. Recessed spotlights.

LOUNGE:

4.09m (13'5") x 3.46m (11'4")

Herringbone design oak floor. Oak and glazed door leading to entrance hall.

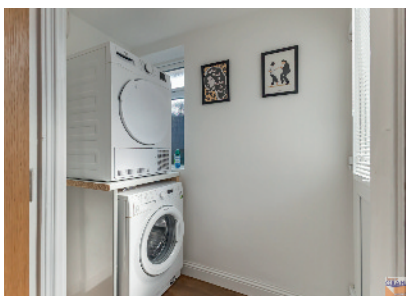
LUXURY FITTED AND SPACIOUS KITCHEN/DINING AREA:

5.36m (17'7") x 3.50m (11'6")

Excellent range of high and low level units. Oak effect worktops and upstands. Franke single drainer bowl and a half composite sink unit. Swan neck mixer tap. Smeg integrated oven. Touch control ceramic hob. Extractor hood in stainless steel canopy. Under unit lighting. Oak effect laminated timber floor. Recessed spotlights. Storage under stairs with light.

REAR PORCH/UTILITY AREA:

Oak laminated timber floor. PVC double glazed back door. Chrome finish heated towel rail. Plumbed for washing machine.



FIRST FLOOR

BEDROOM (1):

3.48m (11'5") x 3.08m (10'1")

Built in robes.



BEDROOM (2):

3.53m (11'7") x 2.92m (9'7")

Built in robes. Oak laminated timber floor.



BEDROOM (3):

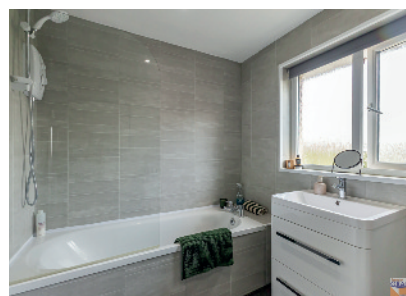
2.67m (8'9") x 2.21m (7'3")

Laminated timber floor.



LUXURY RE-FITTED BATHROOM:

Panelled bath. Mira electric shower. Shower screen. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled effect PVC panelled walls. Recessed spotlights. Separate hotpress on landing. Boiler store with gas fired boiler.



OUTSIDE:

Enclosed patio garden to rear. Tobermore paved patio area. Artificial grass lawn. Outside tap and light. Timber storage shed.



TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £674.25

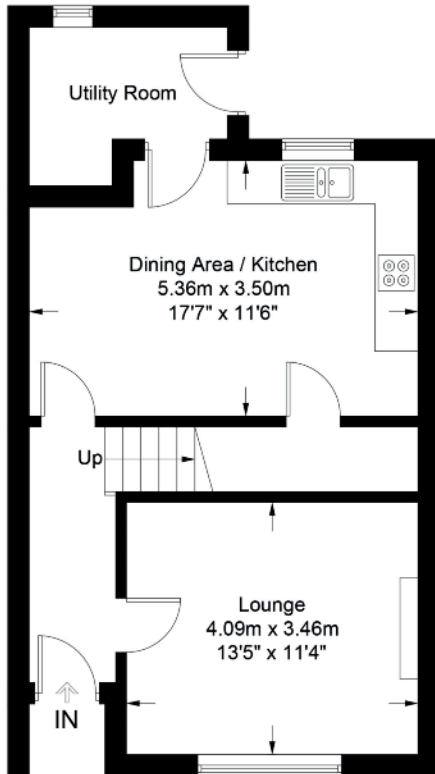
DIRECTIONS:

From Knockmore Road turn into Drumard Drive then turn left into Drumard Park, number 30 is at the end of the cul de sac.

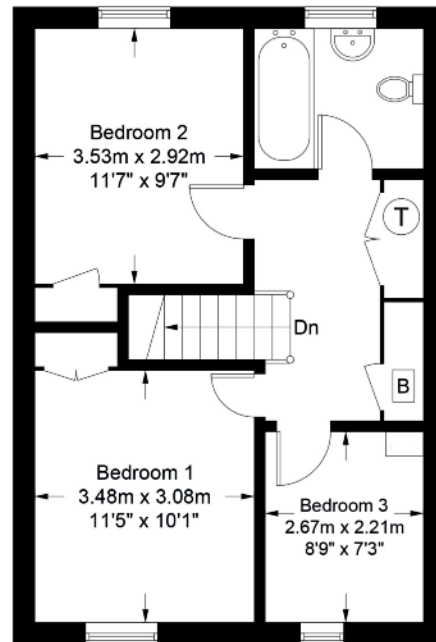
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

30 Drumard Park, Lisburn

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1182805)



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