

Sandymount Close, Lisburn,
County Down, BT27

Asking Price: £169,950
Leasehold

 **Reeds Rains**

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Council Tax Band:
EPC Rating: D

Beautifully presented semi-detached 3-bedroom house boasting a spacious garden and off-street parking. Modern interiors with ample natural light. Located in a sought-after area, close to amenities and excellent transport links. Perfect for families or professionals seeking a stylish home. Viewing highly recommended.

Entrance Hall

Laminate flooring

Living Room

13'8" x 12'2" (4.17m x 3.7m)

Feature fireplace with stove inset, laminate flooring

Kitchen

15'11" x 8'1" (4.85m x 2.46m)

Extensive range of high and low level units, laminate work tops, single drainer stainless steel sink unit, built-in oven and hob unit, plumbed for washing machine, built-in fridge / freezer.

Bathroom

White suite comprising panelled bath, wash hand basin, low level WC, wall and floor tiling, built-in hot press, chrome towel rail.

Landing

Bedroom 1

13'8" x 12'2" (4.17m x 3.7m)

Bedroom 2

9'5" x 6'10" (2.87m x 2.08m)

Bedroom 3

9'5" x 6'7" (2.87m x 2m)

Driveway/ Car Parking

Recently laid tarmac drive to side, car parking spaces.

Enclosed to rear

Part paved patio, raised beds, enclosed and private, oil fired boiler, oil storage tank.

Note To Purchasers

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

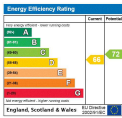
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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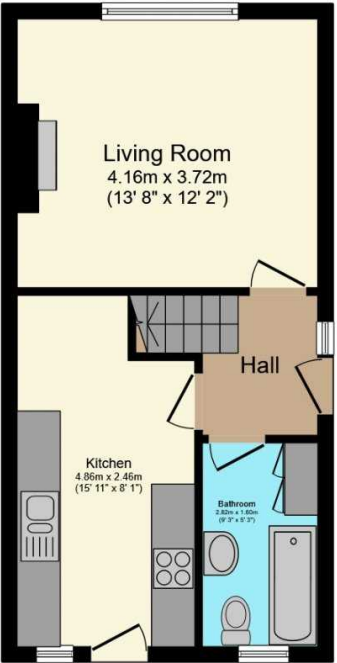
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

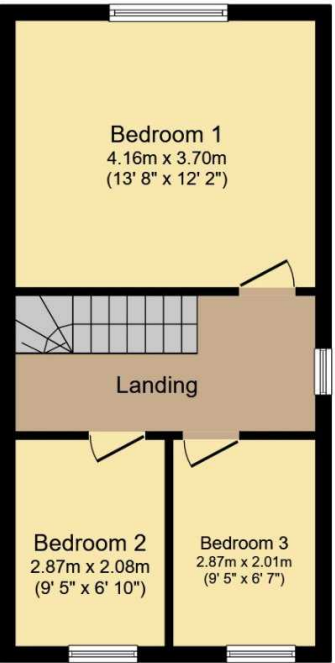
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 72.1 sq.m. (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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