



## 12 Stonebridge Court, Stoneyford, Lisburn

**£239,950**

A very well presented 3 bedroom detached bungalow within an established development in Stoneyford village.

Detached bungalow | Lounge | Kitchen/dining | Conservatory | 3 Bedrooms | Bathroom with separate shower | Detached Garage | Oil fired central heating | PVC Double Glazing | Gardens | Cul de sac location |

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Stoneyford is a popular village on the outskirts of Lisburn, with Lisburn City Centre approximately 5.5 miles away, Belfast City Centre 12 miles and Belfast International Airport 10.5 miles.

Number 12 is set in a quiet cul de sac location and the accommodation briefly comprises entrance hall, lounge, conservatory, kitchen/dining, 3 bedrooms and bathroom with separate shower.

Outside there is a detached garage with good on site parking, including space for a caravan or boat, and gardens to the front side and rear.

Oil fired central heating, with ancillary connection to the log burning stove in the lounge, PVC double glazing and tasteful decor throughout complete this lovely home.

Book your viewing soon !

Parking options: Driveway, Garage  
Garden details: Private Garden

### Entrance hall

Painted hardwood door with glazed sidelights. Oak flooring. Cornice. Hot press with copper cylinder and immersion heater. Access to roofspace with folding ladder. Single panelled radiator.

### Lounge

w: 3.9m x l: 6.13m (w: 12' 10" x l: 20' 1")

Feature brick fireplace and inset with wooden mantle. Multi fuel burner with link to oil fired central heating and hot water system. Stone hearth. Oak flooring. Cornice. Double panelled radiator.

Door to conservatory.

### Kitchen/dining

w: 4.01m x l: 6.01m (w: 13' 2" x l: 19' 9")

Excellent range of high and low level units in cream finish with woodblock laminate worktops. Pan drawers. Stainless steel sink unit, mixer tap. Space for range style cooker with black glass splashback and extractor over. Space for american style fridge/freezer. Integrated dishwasher. Cornice. Part tiled walls. Tiled floor. Spotlights. PVC double glazed rear door.

### Conservatory

w: 3.36m x l: 3.86m (w: 11' x l: 12' 8")

PVC double glazed conservatory. Tiled floor. Double panelled radiator.

### Bedroom 1

w: 2.87m x l: 3.63m (w: 9' 5" x l: 11' 11")

Double built in wardrobe. Cornice. Single panelled radiator.

### Bedroom 2

w: 2.66m x l: 3.63m (w: 8' 9" x l: 11' 11")

Double built in wardrobe. Cornice. Single panelled radiator.

### Bedroom 3

w: 2.66m x l: 3.07m (w: 8' 9" x l: 10' 1")

Single panelled radiator.

### Bathroom

w: 1.68m x l: 2.64m (w: 5' 6" x l: 8' 8")

Panelled bath with mixer tap. Panelled corner shower enclosure with 'Mira Aqua' electric shower. Semi pedestal wash hand basin. Low flush WC. Spot lights. Extractor fan. Wall and floor tiling.

### Outside

Double width tarmac driveway. Timber gates.



Rear garden with covered storage shed. Level lawn. Pavior patio. Secondary gated secure parking area suitable for a boat/trailer or caravan.

**Detached Garage**

w: 2.73m x l: 6.55m (w: 8' 11" x l: 21' 6")  
Up and over door. Pedestrian door. Light and power.

Utility area - plumbed for washing machine.  
  
Oil fired boiler.

**Required info under Trading Standards Guidance**

**TENURE**  
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE**  
Details from the LPSNI website - estimated rates bill £1182.74



12 Stonebridge Court, Stoneyford, LISBURN, BT28 3EL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.