



41 BALLYMACASH ROAD, LISBURN, BT28 3DT

- A Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With Mahogany Effect PVC Panelled Entrance Door
- Lounge With Granite Fireplace With Coal Effect Electric Fire
- Separate Dining Room With Granite Fireplace With Coal Effect Electric Fire
- Kitchen
- Three Bedrooms With Built In Storage
- Bathroom With White Suite Including Shower Cubicle With Redring Electric Shower

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E44

REF: DL030725SR

- Tarmac Driveway And Parking Area To Front With Gated Entrance
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Attached Garage With Up And Over Door
- Oil Fired Central Heating System With Firebird Condensing Type Boiler
- Double Glazed Windows In Wooden Frames

ACCOMMODATION

Measurements are approximate.

OPEN ENTRANCE PORCH

ENTRANCE HALL:

Mahogany effect PVC panelled entrance door with double glazed side panel. Storage under stairs.



LOUNGE:

12' 1" x 11' 2" (3.69m x 3.40m)

Granite fireplace with coal effect electric fire.



DINING ROOM:

12' 6" x 10' 3" (3.82m x 3.13m)

Granite fireplace with coal effect electric fire.



KITCHEN:

8' 8" x 7' 11" (2.65m x 2.42m)

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Tiled walls. Tiled floor. Double glazed door to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

12' 6" x 10' 5" (3.82m x 3.17m)

Measurements to include built in storage cupboard.



BEDROOM (2):

11' 2" x 10' 5" (3.40m x 3.17m)

Measurements to include built in storage cupboard.



BEDROOM (3):

8' 1" x 8' 0" (2.47m x 2.44m)

Measurements to include built in storage cupboard.



BATHROOM:

White suite. Shower cubicle with Redring electric shower and bi-folding door. PVC panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Laminated tiled floor. Recessed spotlights. Separate hotpress on landing.



OUTSIDE

Tarmac driveway and parking area to front with gated entrance. Lawn area with flowerbeds. Enclosed rear garden laid in lawn with paved patio area. External store. PVC oil storage tank. Outside tap and light.

ATTACHED GARAGE:

17' 2" x 8' 9" (5.23m x 2.67m)

Up and over door. Light and power. Firebird condensing type oil fired boiler.



DIRECTIONS

From Antrim Road / Pond Park Road turn onto Ballymacash Road. Number 41 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 £20, we recommend the purchaser and their solicitor verify the details.

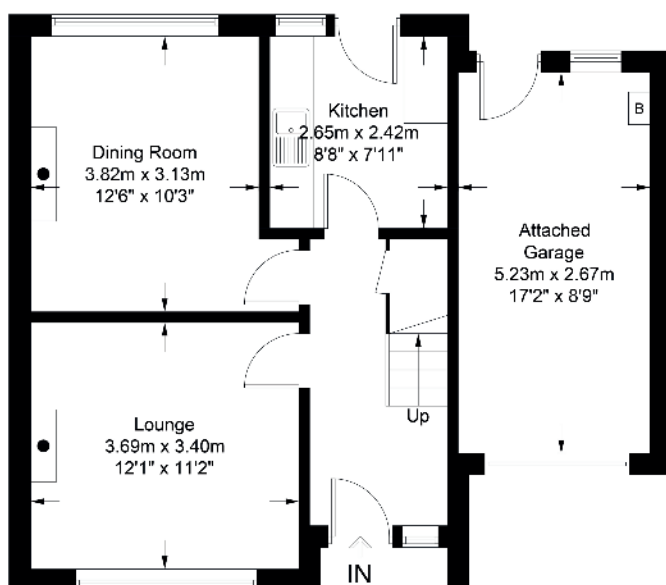
RATES PAYABLE:

For period April 2025 to March 2026 £1,091.76

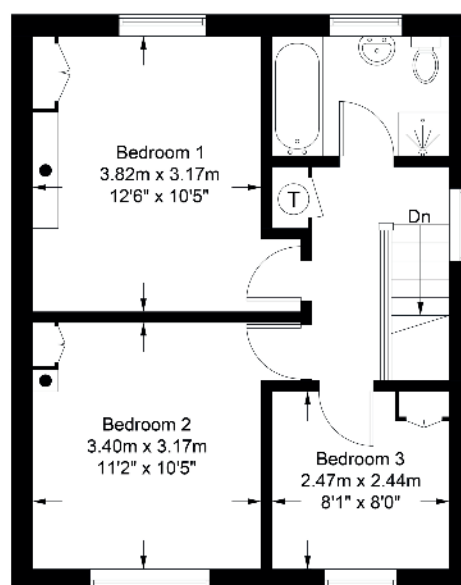


41 Ballymacash Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1219092)

VALUATION SERVICE

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

www.hgraham.co.uk

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