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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**83 RAVARNET ROAD**  
**LISBURN**  
**BT27 5NF**



**Three bedroom semi detached home**  
**OFFERS AROUND £124,950**  
Viewing strictly by appointment only





Number 83 is a fantastic three bedroom semi detached, situated on Ravarnet Road in Lisburn. This impressive bright and spacious property offers an excellent position, situated close to schools, shops and all local amenities and provides easy access to those commuting with motorway and transport links nearby. Internally this fantastic property comprises, entrance hall, front aspect living room with open fire in feature fireplace, kitchen/dining area with integrated oven and hob, utility room and ground floor bathroom. Three well appointed bedrooms complete the first floor. Fully enclosed rear garden laid in lawn with paved patio surrounded by timber fencing. Fully enclosed front garden laid in lawn with paved path surrounded by timber fencing with metal gate. Double folding metal gates leading to spacious pebble driveway providing ample off street parking for numerous vehicles. This superb property will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this fantastic home has to offer.

## ACCOMMODATION

### ENTRANCE HALL:

White PVC front door with glazed panels and glazed side panels, single panel radiator and laminate flooring.



### LIVING ROOM:

13' 5" x 13' 1" (4.09m x 3.99m)

Front aspect living room with open fire in feature fireplace, double panel radiator and laminate flooring. Glazed double doors leading to kitchen.





### KITCHEN/DINING:

14' 5" x 9' 9" (4.39m x 2.97m)

An excellent range of high and low level cupboards and drawers, single stainless steel sink and bowl and drainer, integrated oven and hob with extractor fan above, space for under counter fridge and freezer, Part tiled walls, vertical blinds, double panel radiator and vinyl flooring.







**UTILITY ROOM:**

11' 7" x 6' 9" (3.53m x 2.06m)

Utility room with a range of units and single stainless steel sink and drainer. Space for washing machine and tumble dryer. Light and power, double panel radiator and vertical blinds. Part glazed door to rear of property.



**REAR HALLWAY:**

5' 1" x 3' 1" (1.55m x 0.94m)

Hallway leading to ground floor bathroom. Understairs storage cupboard.

**BATHROOM:**

7' 6" x 6' 1" (2.29m x 1.85m)

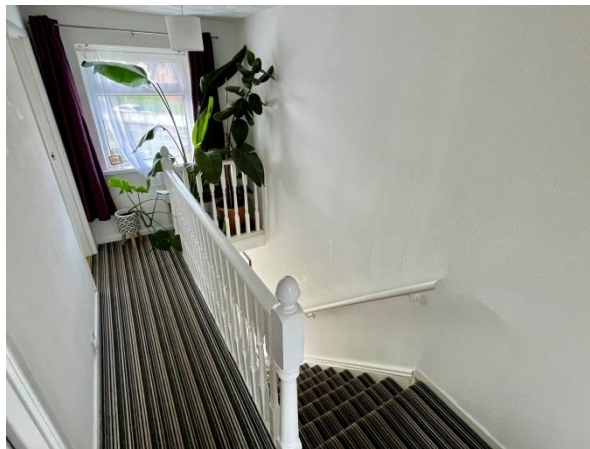
Three piece white suite comprising p shaped panel bath with Mira electric shower and swivel glazed panel, pedestal wash hand basin and wc. Wall mounted cabinet and chrome towel radiator. Tiled walls and flooring and extractor fan.





**LANDING:**

Carpet flooring and roof space access.



**BEDROOM (1):**

12' 5" x 10' 2" (3.78m x 3.1m)

Rear aspect double bedroom, double panel radiator and laminate flooring.

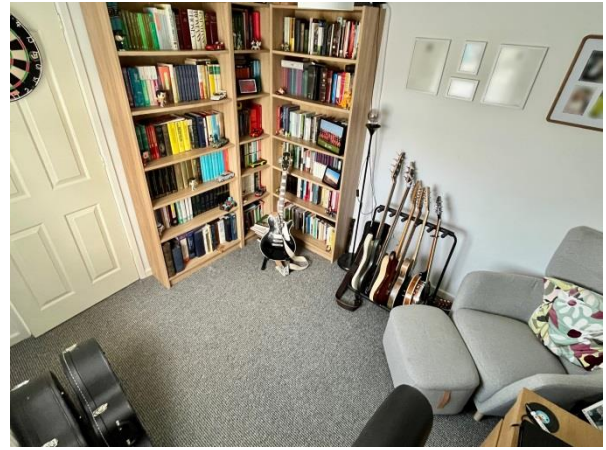


**BEDROOM (2):**

10' 6" x 8' 5" (3.2m x 2.57m)

Front aspect double bedroom, single panel radiator and carpet flooring.

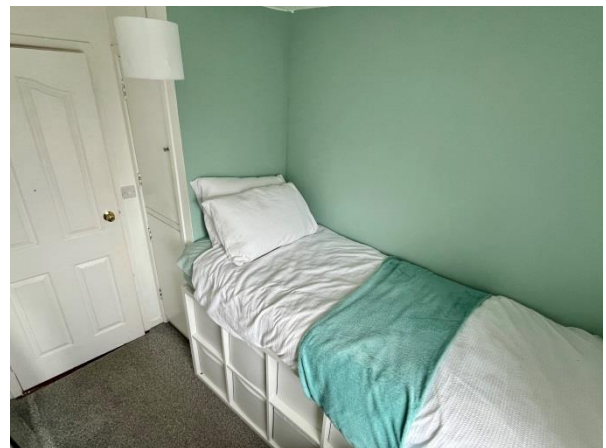




### BEDROOM (3):

8' 4" x 6' 2" (2.54m x 1.88m)

Rear aspect single bedroom with built in wardrobe, single panel radiator, vertical blinds and carpet flooring.





**OUTSIDE:**

Fully enclosed front garden laid in lawn with paved path surrounded by timber fencing and metal gates. Fully enclosed rear garden laid in lawn with paved patio area surrounded by timber fencing. Water tap and access to front of property. Spacious stone driveway with double metal gates providing ample off street parking for numerous vehicles.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	37 F	
1-20	G		

EPC Certificate Number: 2894-3030-4201-5517-4204



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## **SPECIAL FEATURES:**

- Three bedroom semi detached home approx. 1001 sq. ft.
- Front aspect bright living room with open fire in feature fireplace
- Open plan kitchen/dining area with integrated oven and hob
- Ground floor family bathroom
- Utility room
- Three well proportioned bedrooms
- Spacious pebble driveway providing ample off street parking for numerous vehicles
- Front garden laid in lawn with paved path
- Fully enclosed rear garden laid in lawn with paved patio area
- Oil heating
- Ideally located close to schools, shops and all local amenities
- Easy access to M1 motorway for those commuting

We aim to make our sales details correct and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on the seller's behalf. Any information given by us in these sales details or otherwise is given without responsibility on our part. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. We recommend that all information, that we provide, about the property is verified by yourself or your advisors. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate and for guidance only.

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