



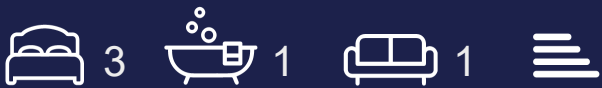
3 Lisbane Drive, Monkstown, BT37 0LN

Offers Over £179,950

- Semi detached villa in popular residential area
- 3 bedrooms
- Modern shower room
- Gas fired central heating with additional wrap around boiler
- Garage
- Lounge with feature fireplace
- Kitchen with built in appliances
- Double glazing in uPVC frames
- uPVC fascia and rainwater goods
- Generous rear garden.

3 Lisbane Drive, BT37 0LN

This is a well presented semi detached villa in a quiet and highly popular area. Close to local schools, shops, and public transport. The property offers bright spacious accommodation and is enhanced by a generous and private garden to the rear. Early viewing is advised.



Council Tax Band:



RECEPTION HALL

Laminate wood floor.

LOUNGE

13'3" x 12'2"

Feature fireplace with wrap around back boiler. Slate hearth. Laminate wood floor.

KITCHEN

11'8" x 9'2"

Built in units. Single drain stainless steel sink unit with mixer tap and vegetable basin. Inlaid hob unit and under oven. Extractor fan. Pine panelled ceiling. Downlighters. Laminate wood floor.

FIRST FLOOR

LANDING

BEDROOM (1)

11'1" x 10'6"

Built in robes.

BEDROOM (2)

11'2" x 9'4"

Built in robes.

BEDROOM (3)

9'2" x 8'2"

SHOWER ROOM

Shower unit with thermostatically controlled shower. Pedestal wash hand basin. Low flush WC. Downlighters. Panelling. Ceramic tiled floor.

OUTSIDE

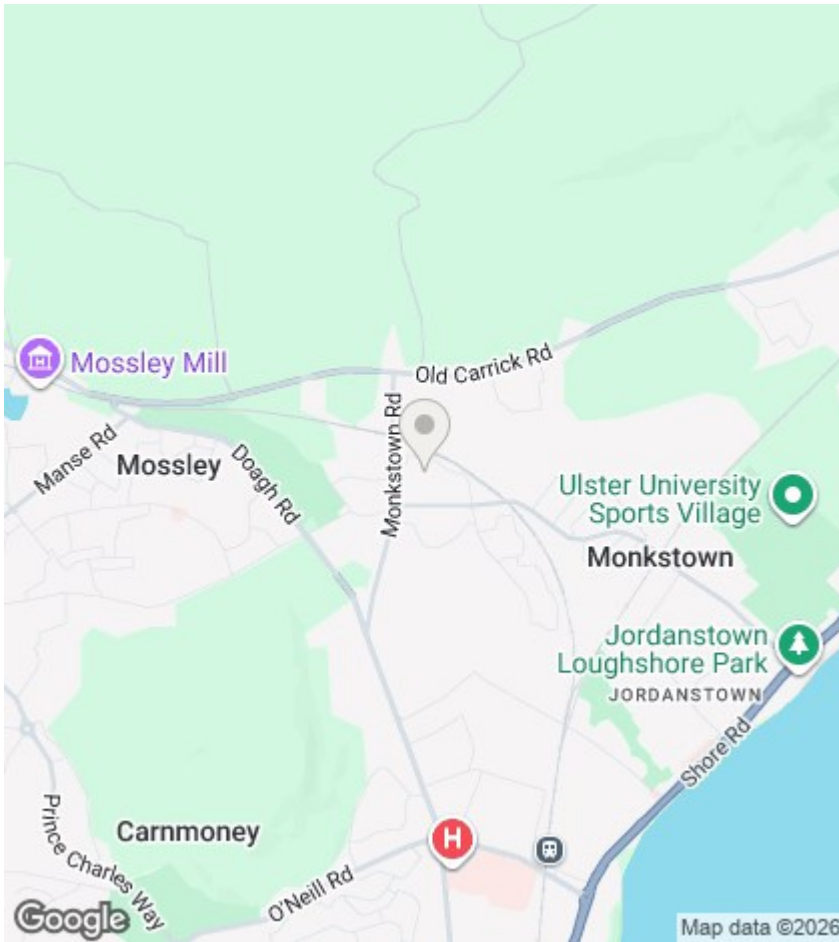
Front: Laid in lawn, variety of plants, trees and shrubs. Bitmac driveway.

Rear: Laid in lawn, variety of plants, trees and shrubs. Bitmac driveway. Outside light and tap.

GARAGE

19'0" x 10'4"

Up and over door. Light and power.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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