



80 Elmwood Drive  
Lisburn  
BT28 1JW

Asking Price £125,000

**Dougan**  
RESIDENTIAL & COMMERCIAL

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## KEY FEATURES

- Well Presented Semi-Detached House Located off the Hillsborough Road in Lisburn
- Excellent Location Close To Many Local Amenities. Lisburn City Centre Within Walking Distance
- Living Room
- Fitted kitchen with casual dining area
- Separate dining room
- Conservatory
- Three Bedrooms (master with ensuite)
- First Floor Bathroom
- uPVC Double Glazed Windows Throughout
- Driveway Parking
- Front & Rear Gardens
- Detached Garage
- Oil Fired Central Heating
- Early Viewing Advised



## SUMMARY

Well-presented semi-detached located off the Hillsborough Road. The subject property is ideally situated within close proximity of Lisburn City Centre, local primary and secondary schools, shops and local amenities. The property is also within easy commuting distance of Belfast and other surrounding towns.

The accommodation comprises a living room, dining room, kitchen with casual dining area and conservatory on the ground floor. The first floor features three bedrooms (master with ensuite shower) and a well-appointed bathroom in white suite.

The property further benefits from off street driveway parking, front and rear garden areas, oil fired central and uPVC double glazing throughout.

For further information please contact our office on 028 9030 8855.



## ACCOMMODATION:

### Ground Floor

#### ENTRANCE HALL:

PVC door to Entrance Porch.

Wooden door with feature stain glass window to entrance hall.

**LIVING ROOM: 13' 2" x 12' 7" (4.01m x 3.84m)**

**KITCHEN WITH CASUAL DINING AREA 16' 3" x 10' 4" (4.95m x 3.15m)**

Range of high level and low level units. Integrated electric 4 ring electric hob and extractor over. Single drainer stainless steel unit. Space for fridge/freezer. Formica work surfaces. Ceramic tiled floor. Island Unit. Casual dining area.

**DINING ROOM: 15' 9" x 9' 8" (4.8m x 2.95m)**

**CONSERVATORY: 10' 3" x 9' 8" (3.12m x 2.95m)**

### First Floor

**BEDROOM (1): 18' 8" x 8' 3" (5.69m x 2.51m)**

Built in storage.

#### ENSUITE SHOWER ROOM:

Shower cubicle. Wash hand basin with vanity unit. Low flush WC. Ceramic tiled floor.

**BEDROOM (2): 10' 7" x 9' 9" (3.23m x 2.97m)**

**BEDROOM (3): 9' 9" x 8' 5" (2.97m x 2.57m) At widest.**

#### BATHROOM:

Panel bath. Wash hand basin Low flush WC. Ceramic tiled floor. Heated towel rail. Extractor fan.

### Outside

Detached Garage

Off street driveway parking

Front & rear gardens

Oil tank











**LOCATION**

Located off Hillsborough Road facing the Lagan Valley Hospital

|  | Current | Potential |
|--|---------|-----------|
| <b>Very energy efficient - lower running costs</b> |         |           |
| <b>A</b> 92 plus                                   |         |           |
| <b>B</b> 81-91                                     |         |           |
| <b>C</b> 69-80                                     |         |           |
| <b>D</b> 55-68                                     |         | 67        |
| <b>E</b> 39-54                                     |         |           |
| <b>F</b> 21-38                                     | 37      |           |
| <b>G</b> 1-20                                      |         |           |
| <b>Not energy efficient - higher running costs</b> |         |           |



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