



33B Ballymacash Park  
Lisburn  
BT28 3EX

Asking Price  
**£79,950**

**Dougan**

RESIDENTIAL

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## KEY FEATURES

- Well Presented Ground Floor Apartment Located In A Popular And Convenient Residential Location
- Excellent Investment Opportunity
- The Property Is Currently Let At £118.75 Per Week On A Rolling Contract
- Located Close To Many Local Amenities. Lisburn City Centre Within Walking Distance
- Bright And Spacious Living Room
- Separate Fully Fitted Kitchen
- Two Generous Sized Bedrooms
- Well Appointed Bathroom In White Suite
- Gas Fired Central Heating
- uPVC Double Glazed Windows Throughout
- Communal Parking & Garden Areas
- Early Viewing Advised





## SUMMARY

Well-presented ground floor apartment located in popular and convenient residential area off the Ballymacash Road in Lisburn. The subject property is ideally situated within 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 of a bright and spacious living room, separate fitted kitchen, two generous sized bedrooms and a well-appointed bathroom in white suite.

The property further benefits from excellent storage throughout, gas fired central heating and uPVC double glazing windows.

The property is currently let at £118.75 per week on a rolling contract.

Early viewing advised to avoid disappointment.



## ACCOMMODATION:

### Ground Floor

#### COMMUNAL ENTRANCE HALL:

Storage cupboard.

Wooden front door to apartment entrance hall with further cupboards.

#### LIVING ROOM: 18' 0" x 9' 10" (5.49m x 3m)

Electric wall mounted fire.

#### KITCHEN: 10' 6" x 7' 8" (3.2m x 2.34m)

Excellent range of high and low level units. Space for oven. Plumbed for washing machine. Single drainer stainless steel sink unit with chrome mixer tap. Formica work surfaces. Space for fridge/freezer. Partly tiled walls. Worcester Gas Boiler.

#### BEDROOM (1): 14' 4" x 8' 6" (4.37m x 2.59m)

Built in storage

#### BEDROOM (2): 10' 9" x 10' 3" (3.28m x 3.12m)

#### BATHROOM:

White suite comprising of panel bath with electric shower over. Wash hand basin with chrome taps. Low flush WC. Ceramic tiled floor. Fully tiled walls.

#### Outside

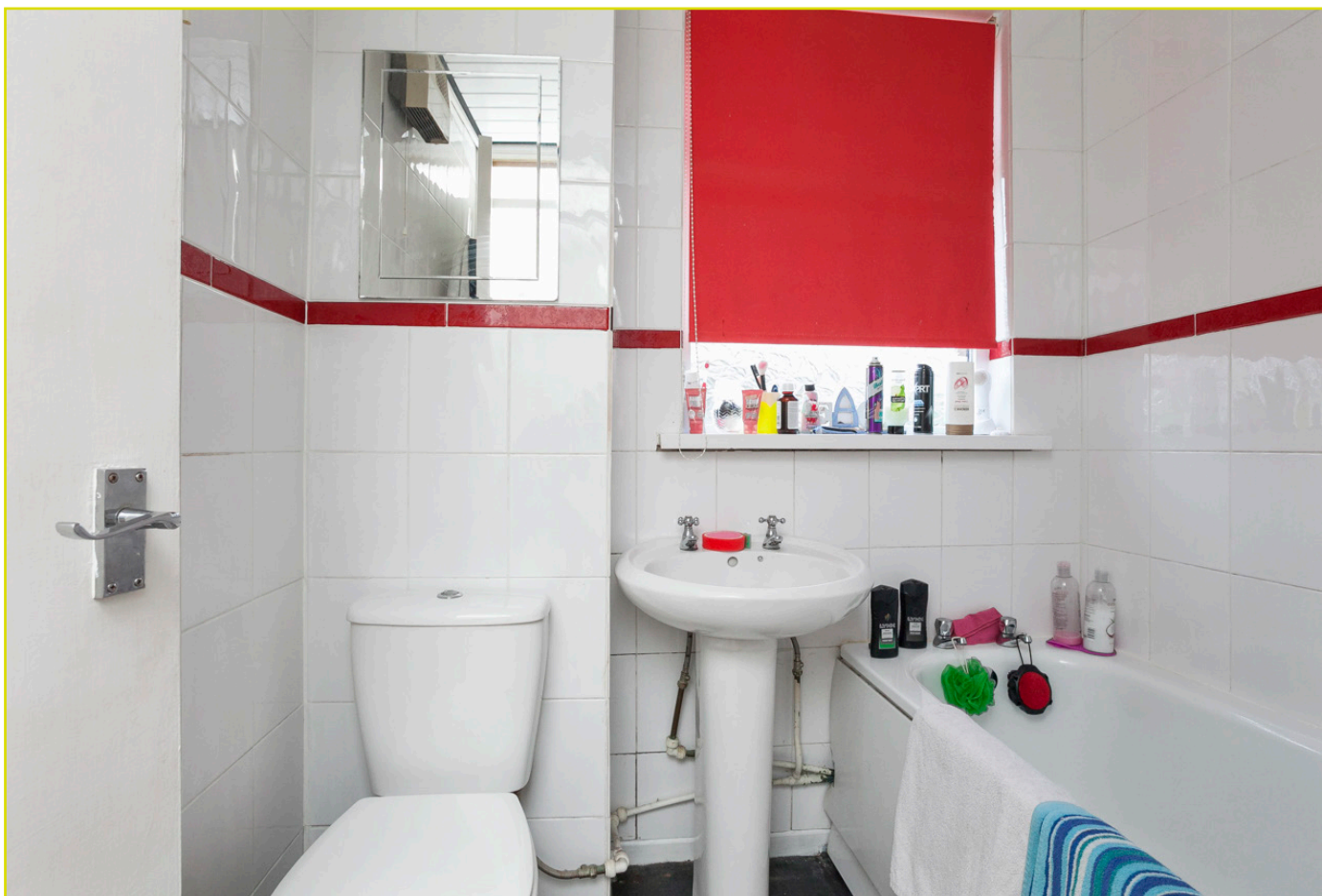
Communal garden areas & parking



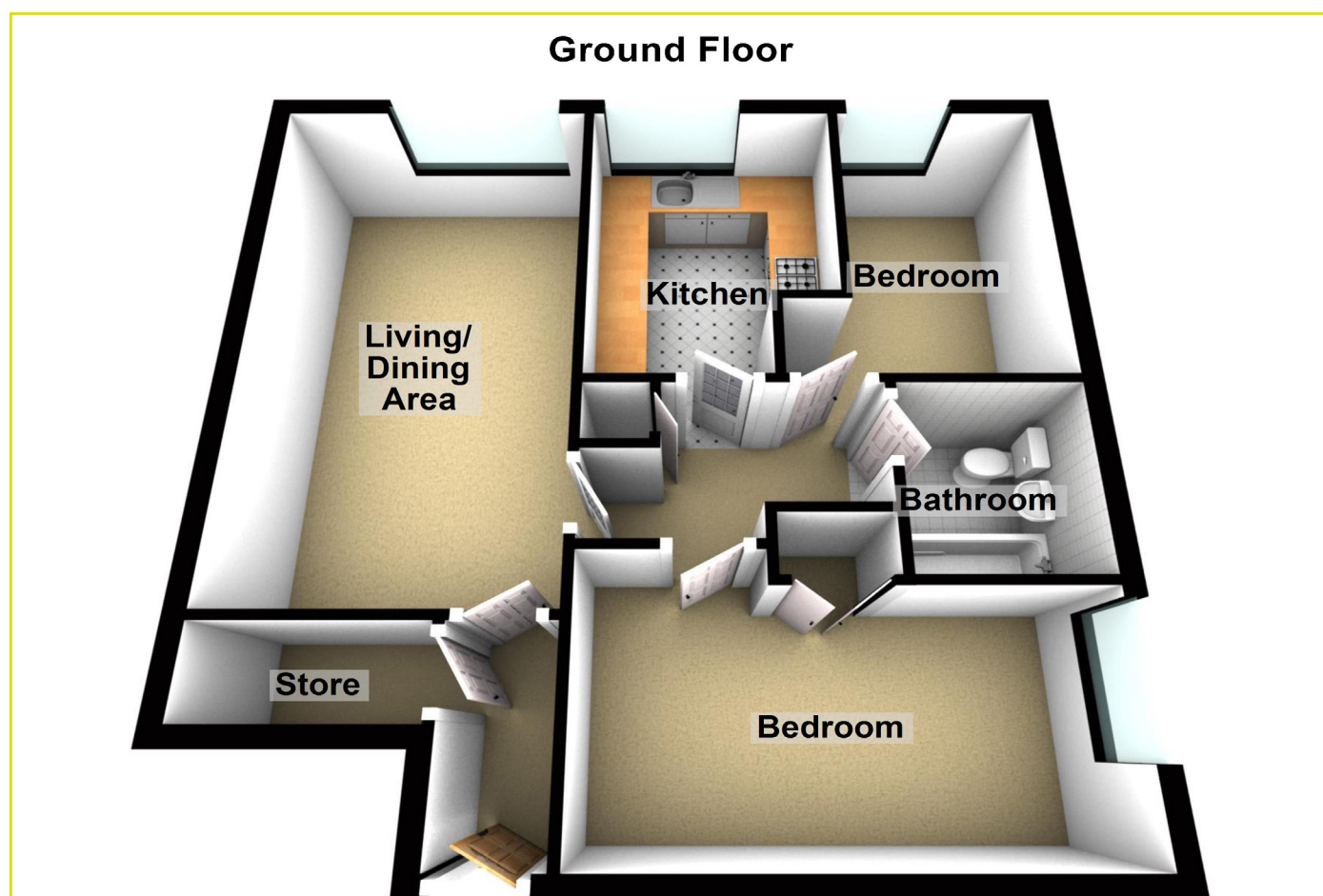






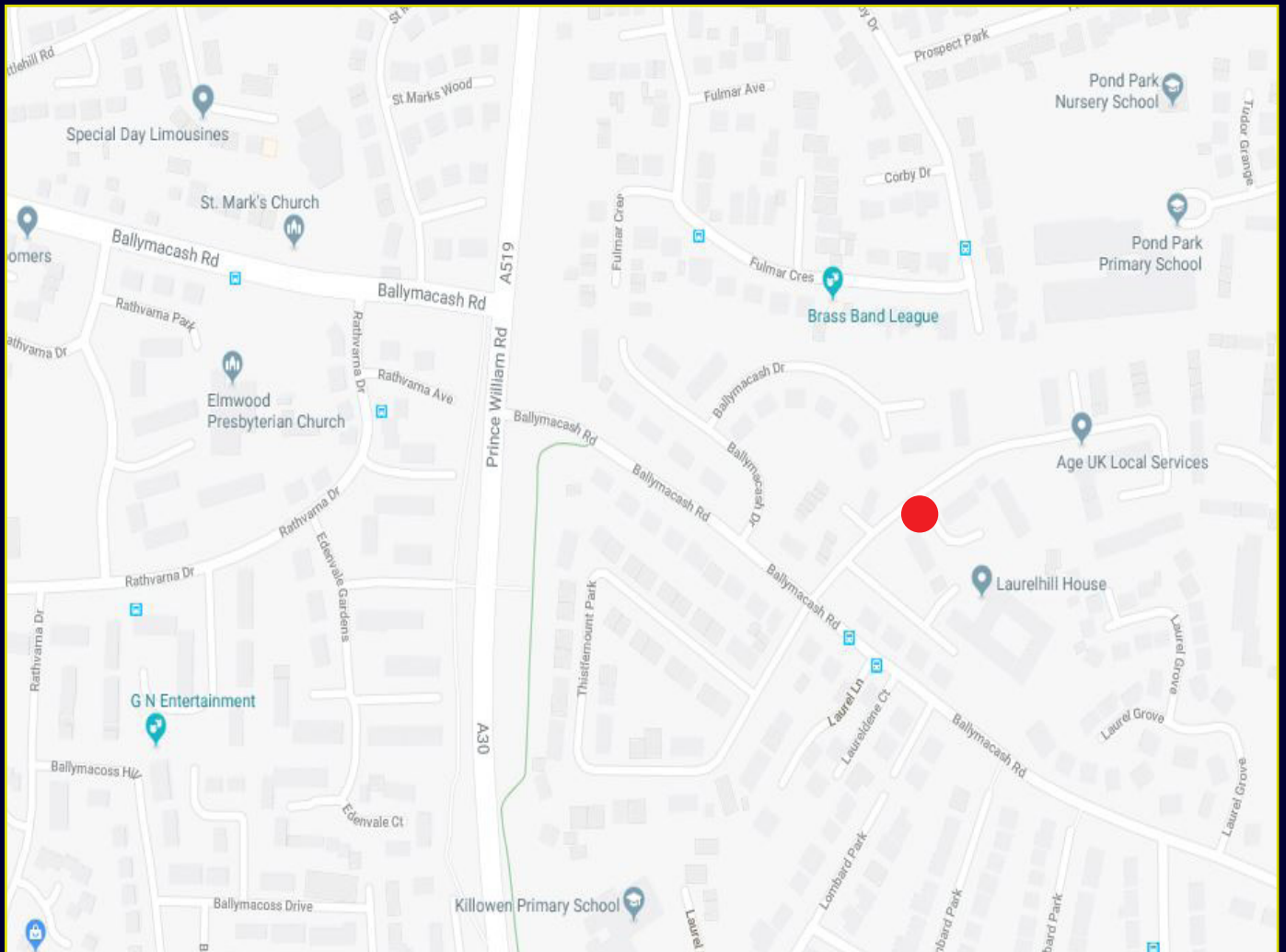


**FLOOR PLAN (NOT TO SCALE)**





## LOCATION MAP



**LOCATION:** Traveling from Lisburn City Centre on the Prince William Road turn right onto Ballymacash Road and then left into Ballymacash Park.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	73	77
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



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