



## **26 SANDYMOUNT, BALLYSKEAGH, LISBURN, BT27 5TJ**

- A Well Presented And Extended Mid Terrace Property Situated Within This Popular Location Convenient To Both Lisburn And Belfast
- Entrance Porch With Mahogany Effect PVC Entrance Door And Laminated Timber Floor
- Spacious Lounge With Impressive Marble Fireplace And Laminated Timber Floor
- Kitchen/Dining Area And Adjoining Cloakroom With Shower Cubicle
- Three Bedrooms (One With Built In Storage And Laminated Timber Floor)
- Bathroom With White Suite Including Heated Towel Rail
- Floored Roofspace With Light

**PRICE: OFFERS IN THE REGION OF £149,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E4I**

**REF: MK310522SR**

- Front Garden Laid In Lawn Plus Path To Entrance Door With Gated Entrance
- Detached Garage With Remote Control Roller Shutter Door
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows

## ACCOMMODATION

Measurements are approximate

### ENTRANCE PORCH:

Mahogany effect PVC entrance door. Laminated timber floor.

### LOUNGE:

24' 6" x 12' 11" (7.47m x 3.93m)

Measurements taken to widest points. Marble fireplace. Laminated timber floor.

### KITCHEN/DINING AREA:

18' 1" x 11' 2" (5.50m x 3.40m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Extractor unit in stainless steel canopy. Space for oven and hob. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Plumbed for washing machine. Space for tumble dryer with outlet vent. Part tiled walls. PVC double glazed door to rear.

### CLOAKROOM:

Shower cubicle with bi-folding door and thermostatic shower. Part tiled walls. Laminated timber floor.



## FIRST FLOOR

### BEDROOM (1):

13' 2" x 11' 10" (4.01m x 3.60m)

Measurements taken to widest points and to include built in storage and stair box. Laminated timber floor.



### BEDROOM (2):

17' 11" x 8' 1" (5.45m x 2.46m)

Measurements taken to widest points.



### BEDROOM(3):

8' 1" x 7' 4" (2.46m x 2.24m)



### BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Heated towel rail. Tiled walls. Laminated timber floor. Hotpress.



### ROOFSPACE:

Floored. Light.

## OUTSIDE

Front garden laid in lawn. Path to entrance door with gated entrance. Outside tap and light. Please note there is a right of way across the rear of the property.



### DETACHED GARAGE:

20' 11" x 10' 5" (6.38m x 3.17m)

Remote control roller shutter door. Light and power. PVC oil storage tank. Oil fired boiler.



### DIRECTIONS

From Ballyskeagh Road turn into Sandymount. At the end of the road turn left. Number 26 is on the left.

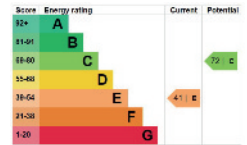
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

**TENURE:**

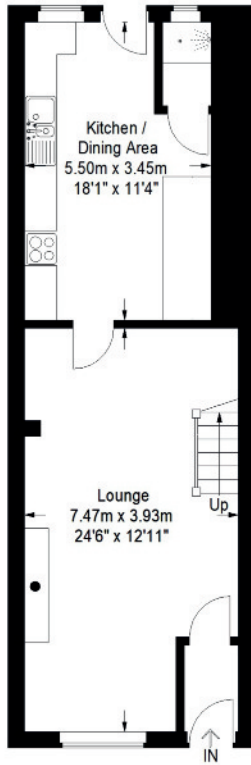
We have been advised the tenure for this property is leasehold and the annual ground rent is £10, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:**

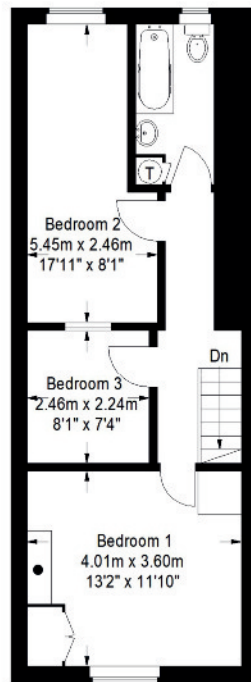
For period April 2022 to March 2023 £1,059.34



**26 Sandymount**

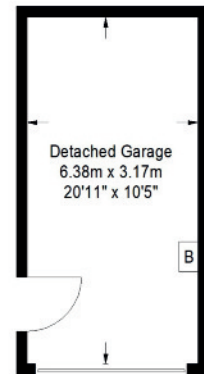


Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 49.3 sq m / 531 sq ft  
First Floor = 44 sq m / 474 sq ft  
Detached Garage = 20.2 sq m / 217 sq ft  
Total = 113.5 sq m / 1222 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID865973)

**VALUATION SERVICE**

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

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