



38 Ballyskeagh Road, Lisburn, BT27 5TE

Price Guide £250,000

Located on the Ballyskeagh Road, just between Lisburn & Belfast, this detached property is situated on a substantial site and will appeal to a range of prospective purchasers. Requiring internal renovation, the generous accommodation comprises spacious living room, kitchen, conservatory, four bedrooms, bathroom suite & W.C. There is also a large garage and garden to rear. Oil fired central heating & PVC double glazing are both in place. Moments from a host of amenities including Laganvale Farm and leading schools & excellent transport links close by, viewing is highly recommended.

- Detached Home On An Excellent Site
- Four Good Sized Bedrooms
- Oil Fired Central Heating & PVC Double Glazing
- Located Between Lisburn & Belfast City Centres
- Cash Offers Only
- Living Room, Kitchen & Conservatory
- Family Bathroom Suite & Seperate W.C
- South Facing Garden, Driveway & Garage
- Close To Leading Schools & Excellent Transport Links

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		18	31
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Glass panelled front door.

RECEPTION HALL



Wood floor.

LIVING ROOM 20'11" x 12'1" (6.4 x 3.7)



Wood floor. Fireplace. Sliding patio doors.

KITCHEN 15'1" x 9'6" (4.6 x 2.9)



Range of high and low level units, 1.5

stainless steel sink bowl with mixer tap, plumbed for washing machine & dishwasher.

CONSERVATORY 12'5" x 8'10" (3.8 x 2.7)



**BEDROOM ONE / ADDITIONAL RECEPTION
15'8" x 12'9" (4.8 x 3.9)**



Fireplace.

BEDROOM TWO 14'9" x 12'9" (4.5 x 3.9)



Built in robe.

BEDROOM THREE 13'5" x 11'1" (4.1 x 3.4)



Built in robes.

BEDROOM FOUR 12'9" x 8'10" (3.9 x 2.7)



Built in robes.

BATHROOM



Comprising tiled bath, enclosed shower, wash hand basin with vanity unit below.

W.C

Low flush W.C.

GARAGE 26'2" x 14'5" (8.0 x 4.4)

Up & over door.

OUTSIDE

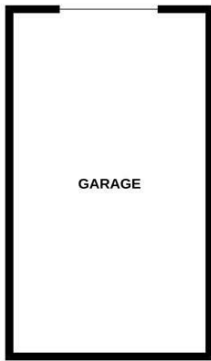


South facing garden to rear. Garden to side & rear.

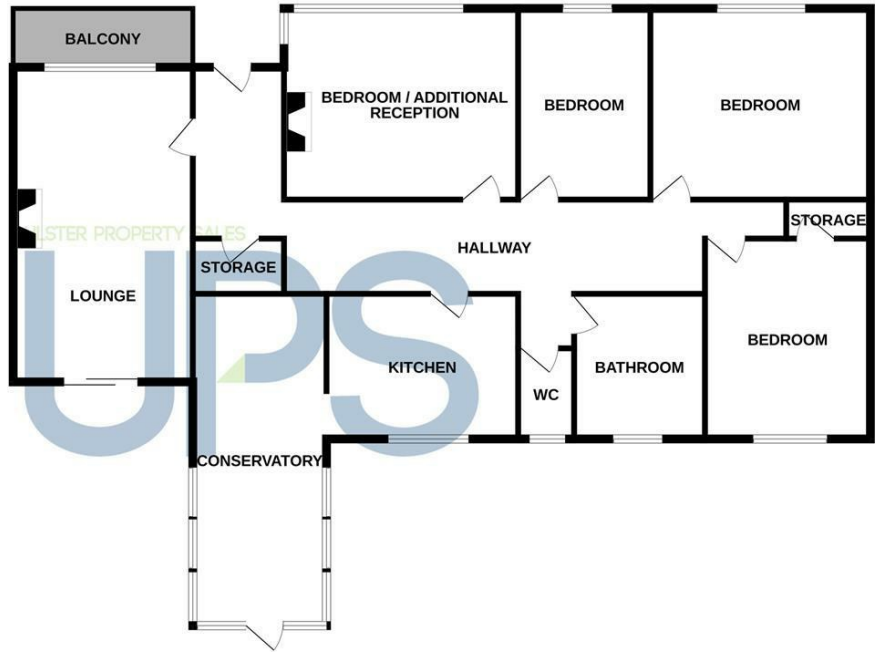


Floor Plan

BASEMENT



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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