



## 24 Sandymount, Lisburn, BT27 5TJ

**Offers Around £140,000**

We are pleased to present this attractive mid terrace property situated in a popular semi rural area just off the Ballyskeagh Road. The property is a 3-minute walk to McIlroy Park and the tow path which leads to Lady Dixon Park. It is also within close proximity of Malone and Dunmurry Golf Clubs. Bright and spacious throughout the accommodation comprises comfortable lounge with dining area, large kitchen, three good size bedrooms and first floor bathroom suite. Further benefits from floored attic, oil fired central heating and PVC double glazed windows. There is also an added bonus of a garage and an excellent garden to front. Conveniently located between Lisburn and South Belfast the property is easily accessible for those wishing to commute. Early viewing is advised.

- Attractive Mid Terrace Property
- Excellent Kitchen
- Garage & Front Garden
- Easily Accessible For Those Wishing To Commute.
- Comfortable Living Room With Dining Area
- Three Good Size Bedrooms
- Oil Fired Central Heating / Pvc Double Glazed Windows

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	62
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Pvc Front door.

**LIVING / DINING ROOM 25'11" x 12'7" (7.9 x 3.86)**



Multi fuel burning stove with exposed brick surround and wooden floor.



**KITCHEN 17'10" x 13'3" (5.44 x 4.04)**



Excellent range of high and low level units.

Belfast sink with mixer tap, space for range cooker within large exposed brick alcove, plumbed for washing machine, part wooden / tiled floor. Access to garage.



**ON THE FIRST FLOOR**

Wooden floor with feature corniced ceiling.

**BEDROOM ONE 13'2 x 10'10 (4.01m x 3.30m)**



Wooden floor and feature corniced ceiling.

**BEDROOM TWO 12'11" x 11'10" (3.96 x 3.61)**



Feature corniced ceiling.



### BEDROOM THREE 9'6" x 6'7" (2.9 x 2.03)



Feature corniced ceiling. Skylight and laminate floor

### BATHROOM



White suite comprising low flush W.C, sink with vanity unit and mixer tap, thermostatic shower, tiled walls and tiled floor

### ATTIC ROOM 12'0" x 10'4" (3.68 x 3.15)

Access via slingsby ladder. Fully floored, eves storage and pressurised water system and

### OUTSIDE



Enclosed private garden with mature tree and paved area.

### GARAGE 24'10" x 12'4" (7.57 x 3.76)



Wired with Electric / remote controlled roller door.

## Floor Plan

## 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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