



## **8 POND PARK ROAD, LISBURN, BT28 3LF**



- An Exceptionally Well Presented Semi Detached Property Situated Within This Ever Popular Residential Location And In Close Proximity To Lisburn City Centre And Local Amenities
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Cloakroom With Low Flush Suite
- Lounge With Large Multi Fuel Burning Stove On Sandstone Tiled Hearth Plus Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms With Built In Storage (One With Laminated Timber Floor)
- Bathroom With White Suite

**PRICE: OFFERS IN THE REGION OF £199,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C70**

**REF: DL270324SR**

- Tarmac Driveway And Parking Area To Front
- Raised Rear Patio Garden Laid In Paving With Decking Area
- Carport With Roller Shutter Door
- Garage With Range Of Built In Units
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels. Laminated timber floor. Recessed spotlights.

### CLOAKROOM:

Low flush suite. Circular wash hand basin with mono style mixer tap. Concealed low flush wc. Tiled walls. Laminated timber floor. Recessed spotlights.

### LOUNGE:

**16' 5" x 13' 9" (5.01m x 4.20m)**

Measurements taken to widest points. Large multi fuel burning stove on sandstone tiled hearth. Back boiler. Laminated timber floor.

### KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES: 20' 0" x 9' 10" (6.09m x 3.00m)

Range of high and low level units. Wood strip effect round edge work surfaces. Integrated fridge freezer. Integrated dishwasher. RangeMaster style oven with six ring gas hob. Extractor unit in stainless steel canopy. Single drainer ceramic sink unit with swan neck mixer tap. Part tiled walls. Built in storage cupboard with gas fired boiler. PVC double glazed door to carport.



## FIRST FLOOR

### BEDROOM (1):

13' 11" x 10' 7" (4.23m x 3.22m)

Measurements to include built in robes with sliding mirror door and fitted interior. Built in storage.



### BEDROOM (2):

12' 2" x 9' 11" (3.71m x 3.03m)

Built in storage. Laminated timber floor.



### BEDROOM (3):

9' 2" x 8' 2" (2.79m x 2.50m)

Measurements to include built in storage and built in desk.



### BATHROOM:

White suite. Wood panelled shower bath with centre mount mixer tap. Triton electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Part PVC panelled walls. Separate hotpress on landing.



## OUTSIDE

Tarmac driveway and parking area to front. Bark set flowerbed to front with shrubbery. Covered area to front. External lighting. External power sockets. Outside hot and cold taps. Carport with roller shutter door. External storage under stairs. Enclosed rear. Raised rear patio garden laid in paving with decking area.



### GARAGE:

23' 3" x 11' 4" (7.08m x 3.45m)

Range of built in units. Work surfaces. Stainless steel sink unit. Plumbed for washing machine. Double entrance gates. Light and power.

### DIRECTIONS

From Lisburn City Centre continue onto Antrim Road. Follow the road onto Pond Park Road. Number 8 is on the right.

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 £25, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:**

For period April 2023 to March 2024 £962.09



**8 Pond Park Road**

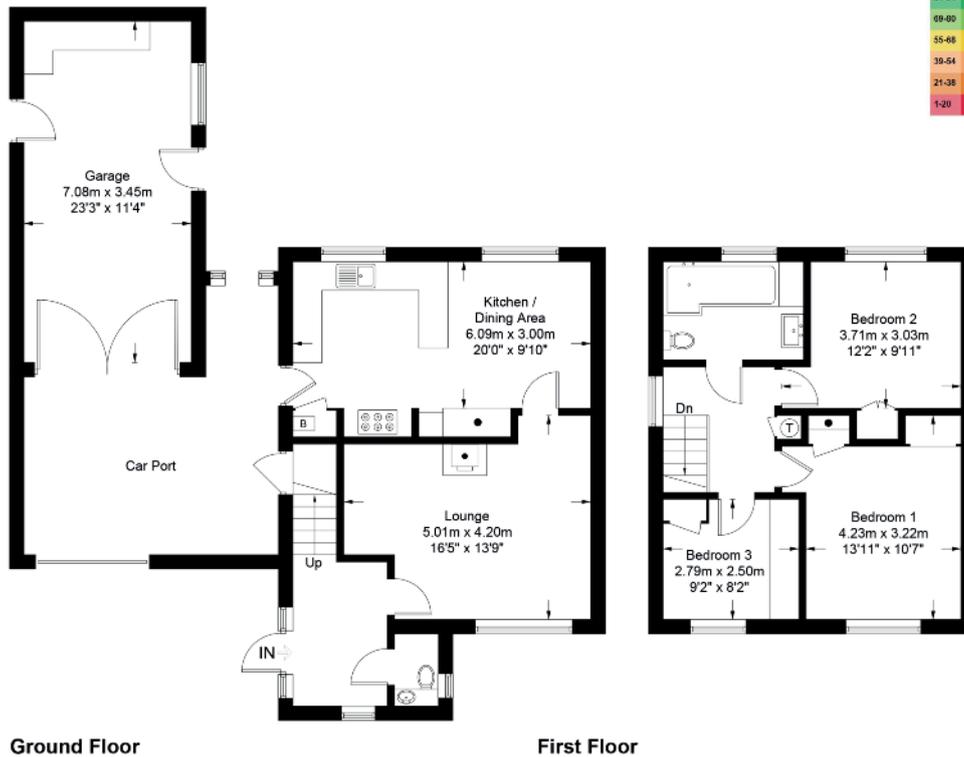
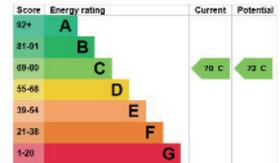


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1064162)

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

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