



20 CLONTARA PARK, BELSIZE ROAD, LISBURN, BT27 4LB



- A Most Outstanding And Exceptionally Well Presented Detached Bungalow Occupying A Spacious And Private Cul De Sac Setting Within This Highly Desirable And Convenient Residential Location
- Spacious Lounge With Open Fireplace And Solid Oak Floor / Archway To Dining Area
- Recently Refitted Luxury Kitchen With Range Of Integrated Appliances
- Three Bedrooms With Oak Laminated Timber Floors
- Recently Refitted Luxury Shower Room With Mira Shower And Chrome Finish Heated Towel Rail
- Spacious And Enclosed Rear Garden With South Westerly And Private Aspects
- Attached Garage And Large Insulated Timber Shed

PRICE: OFFERS IN THE REGION OF £265,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D56

REF:DL270324HG

- Oil Fired Central Heating System With Grant Condensing Type Boiler Newly Fitted 2018
- PVC Double Glazed Windows And PVC Fascias And Soffits
- A superb opportunity to acquire a well maintained and beautifully presented detached bungalow within this much sought after location just off the Belsize Road, we strongly recommend early viewing



ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Hardwood entrance door with leaded glass side panel.



LOUNGE:

4.88m (16'0") x 4.24m (13'11")

Brick built fireplace with Baxi grate. Solid Oak floor. Open plan to dining area and kitchen.



RECENTLY FITTED LUXURY KITCHEN/DINING AREA:

5.77m (18'11") x 2.60m (8'6")

Measurements taken to widest points. Excellent range of high and low level units. Quartz effect work tops and up stands. Stainless steel sink unit with mixer tap. Integrated oven and Zanussi hob. Concealed extractor hood above. Integrated dishwasher, fridge and freezer. Recessed spotlights. Limed Oak effect laminated timber floor.



REAR HALL:

PVC double glazed door leading to patio and rear garden. Built in cloaks storage cupboard. Hotpress.



BEDROOM (1): 3.70m (12'2") x 3.00m (9'10")

Oak effect laminated timber floor.

BEDROOM (2): 3.00m (9'10") x 2.58m (8'6")

Oak effect laminated timber floor.

BEDROOM (3): 2.77m (9'1") x 2.62m (8'7")

Pedestal wash hand basin with mixer tap. Oak effect laminated timber floor.



RECENTLY RE-FITTED LUXURY TILED SHOWER ROOM:

Quadrant shower cubicle. Mira electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls and tiled floor. PVC panelled ceiling with recessed spotlights. Chrome finish heated towel rail.

FULLY INSULATED ROOFSPACE:

Aluminium extending ladder. Velux window and light.



OUTSIDE

Exclusive end of cul de sac setting. Front garden laid in brick set patio areas. Extensive and private rear gardens with South Westerly aspect laid in lawns and paved patio area. Outside tap and light. PVC oil storage tank.

ATTACHED GARAGE: 5.90m (19'4") x 2.60m (8'6")

Grant condensing type oil fired boiler (installed 2018). Up and over door. Light and power. Plumbed for washing machine.



**LARGE TIMBER BUILT AND FULLY INSULATED SHED:
5.63m (18'6") x 3.5m (11'6")**

PVC double glazed door and two windows. Light and power.

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 £1213.07

DIRECTIONS:

From Belsize Road turn into Clontara Park and then turn left into cul de sac, number 20 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.



20 Clontara Park

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft
 Garage = 15.5 sq m / 167 sq ft
 Large Shed = 19.8 sq m / 213 sq ft
 Total = 120.6 sq m / 1298 sq ft

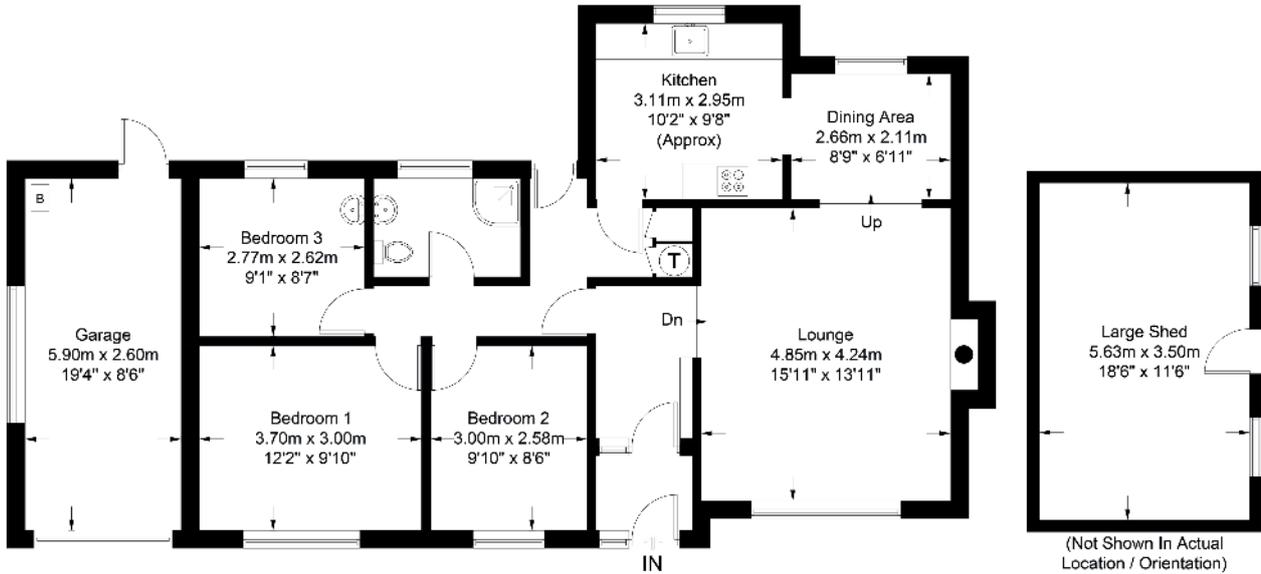


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1063052)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	61 D
39-54	E		
21-38	F		
1-20	G		

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