



13 MONAVILLE DRIVE, LISBURN, BT28 2DR

- A Detached Bungalow Occupying A Pleasant Cul De Sac Setting Within This Popular And Convenient Residential Location
- Open Entrance Porch
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Brick Built Fireplace With Granite Hearth Plus Laminated Timber Floor
- Open Plan Dining Area With Laminated Timber Floor
- Kitchen With Integrated Appliances
- Three Bedrooms (One With Built In Storage)

PRICE: OFFERS IN THE REGION OF £215,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E39

REF: DLI50424SR

- Tiled Bathroom With White Suite Including Shower Cubicle With Electric Shower
- Front Garden Laid In Lawn With Tarmac Driveway Plus Carport
- Enclosed Rear And Side Garden Laid In Lawn With Tarmac Patio Area
- Detached Garage With Roller Shutter Door
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- Part Mahogany Effect PVC Double Glazed Windows

ACCOMMODATION Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with double glazed side panel. Cloakroom. Laminated timber floor.

LOUNGE:

17' 2" x 12' 11" (5.24m x 3.93m)

Brick built fireplace with granite hearth. Open fire. Laminated timber floor. Open plan to dining area.



OPEN PLAN DINING AREA:

12' 2" x 10' 1" (3.70m x 3.07m)

Laminated timber floor. Open plan to lounge

KITCHEN WITH INTEGRATED APPLIANCES:

10' 11" x 9' 10" (3.32m x 3.00m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated oven and hob. Integrated fridge freezer. Concealed extractor unit. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Laminated timber floor. Built in storage cupboard. Mahogany effect PVC double glazed door to driveway.



BEDROOM (1):
13' 11" x 9' 11" (4.25m x 3.02m)



BEDROOM (2):
13' 3" x 9' 11" (4.03m x 3.03m)



BEDROOM (3):
8' 8" x 8' 8" (2.65m x 2.65m)
Built in storage. Hotpress.



TILED BATHROOM:

White suite. Shower cubicle with Mira Sport electric shower. Panelled bath with mono style mixer tap. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor.



OUTSIDE

Front garden laid in lawn with shrubbery. Tarmac driveway. Carport. Outside tap and light. Enclosed rear and side garden laid in lawn with tarmac patio area. PVC oil storage tank.



DETACHED GARAGE:

17' 10" x 8' 11" (5.44m x 2.73m)
Roller shutter door. Light and power. Oil fired boiler.



DIRECTIONS

From Antrim Road turn onto Monaville Avenue. Turn left into Monaville Drive. Number 13 is at the end of the cul de sac 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 £70, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £1,254.90



13 Monaville Drive

Approximate Gross Internal Area = 87.4 sq m / 1048 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 112.4 sq m / 1209 sq ft

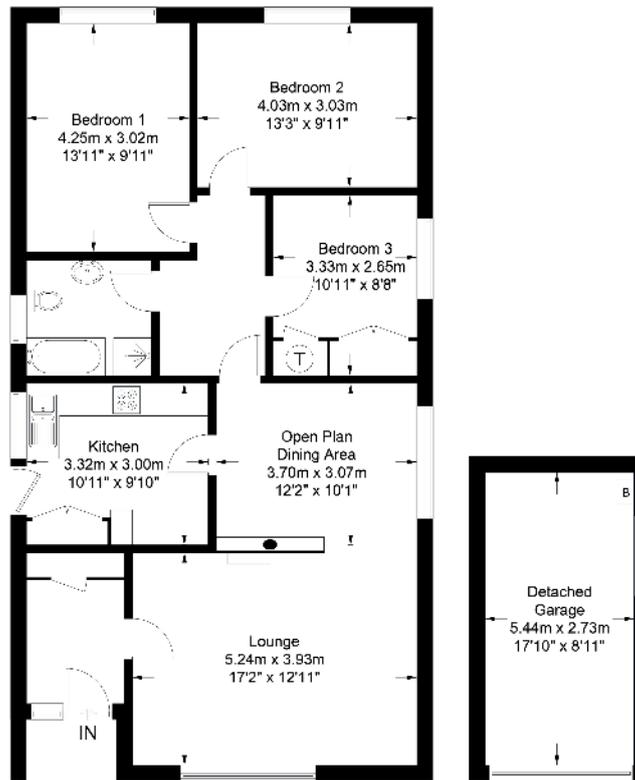


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1068732)

VALUATION SERVICE

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

www.hgraham.co.uk

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