



## 29 Monaville Avenue, Lisburn

**£219,500** Leasehold

With an excellent location just off the Antrim Road this three bedroom detached bungalow offers the perfect blend of comfort and convenience.

Detached bungalow | Lounge | Kitchen/dining | 3 Bedrooms | Bathroom with separate shower | Detached Garage | Oil fired central heating | PVC Double Glazing | Chain free |

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With an excellent location just off the Antrim Road this three bedroom detached bungalow offers the perfect blend of comfort and convenience.

Lisburn City centre is just a short distance away, while road and rail links to Belfast are easily accessible.

While the property has been priced for some cosmetic updating the existing layout is excellent with a spacious kitchen / dining area and large lounge complementing the three bedrooms and main bathroom.

There is PVC double glazing, PVC fascia boards and oil fired central heating.

Outside there are pleasant, easily managed gardens to front and rear, good on site parking and a detached single garage.

This is a chain free sale and early completion is available. Viewing by appointment with Falloon Estate Agents.

Tenure: Leasehold

### Entrance hall

Glazed outer door.

### Lounge

w: 4.11m x l: 5.7m (w: 13' 6" x l: 18' 8")

Picture window. Stone fireplace with marble hearth. Open fire. Ceiling cornice. 2 double panelled radiators

### Kitchen/dining

w: 3.63m x l: 6.28m (w: 11' 11" x l: 20' 7")

Range of high and low level units. 1.5 bowl stainless steel sink unit, mixer tap. Ceramic hob with extractor over. Plumbed for washing machine. Plumbed for dishwasher. Part tiled walls. Double panelled radiator.

### Inner Hallway

Access to roofspace. Hotpress with copper cylinder and immersion heater.

### Bedroom 1

w: 2.72m x l: 4.25m (w: 8' 11" x l: 13' 11")

Double panelled radiator.

### Bedroom 2

w: 2.86m x l: 4.27m (w: 9' 5" x l: 14' )

Double panelled radiator.

### Bedroom 3

w: 2.42m x l: 3.22m (w: 7' 11" x l: 10' 7")

Built in wardrobe. Double panelled radiator.

### Bathroom

Corner bath, mixer tap. Corner shower enclosure with 'Redring' electric shower. Pedestal wash hand basin, mixer tap. Low flush WC. Wall and floor tiling. Chrome towel radiator.

### Outside

Brick boundary wall with gates to tarmac driveway. Lawned front garden with mature shrub beds.

Rear garden in lawn with mature shrub beds.

### Detached Garage

w: 3.09m x l: 5.5m (w: 10' 2" x l: 18' 1")

Roller door. Oil fired boiler.



**Tenure**

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

**Rates payable**

Details from the LPSNI website. Rates payable 2024/25 £1305.00



# 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	69
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.