



**IE ROWAN DRIVE,
DUNMURRY, BELFAST, BT17 9PX**

- A Second Floor Two Bedroom Apartment Situated Within This Popular Residential Location Convenient To Both Lisburn City Centre And Belfast City Centre
- Entrance Hall With PVC Composite Entrance Door And Laminated Timber Floor
- Lounge With Laminated Timber Floor
- Kitchen
- Two Bedrooms
- Bathroom With White Suite
- External Store

PRICE: OFFERS IN THE REGION OF £79,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C76

REF: DL090724SR

- Communal Entrance Hall With Store And Communal Rear With Store
- Gas Fired Central Heating System
- Part PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC composite double glazed entrance door. Laminated timber floor. Hotpress.



LOUNGE/DINING AREA:

14' 6" x 10' 10" (4.41m x 3.30m)

Laminated timber floor.



KITCHEN:

8' 7" x 8' 4" (2.61m x 2.54m)

Range of high and low level units. Round edge work surfaces. Space for oven and hob. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor.



BEDROOM (1):

12' 4" x 10' 8" (3.75m x 3.25m)

Measurements taken to widest points. Storage cupboard with gas fired boiler.



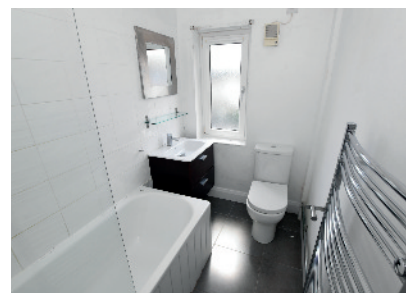
BEDROOM (2):

10' 6" x 8' 4" (3.21m x 2.54m)



BATHROOM:

White suite. PVC panelled bath with mixer tap and electric shower. Vanity unit wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finished heated towel rail. Part tiled walls. Tiled floor.



OUTSIDE

Communal entrance hall with store. Communal rear with store.

TENURE:

We have been advised the tenure for this property is leasehold, the lease is 100 years from 25th July 2014 and the ground rent is £10 which is included within the service charge, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £374.10

SERVICE CHARGE:

A service charge of £387.50 per year (at present) is payable to cover admin costs, communal area electric bill, maintenance, ground rent, building insurance, and management costs, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS

From Kingsway/Al turn onto Rowan Drive. Number 1e 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.



1E Rowan Drive

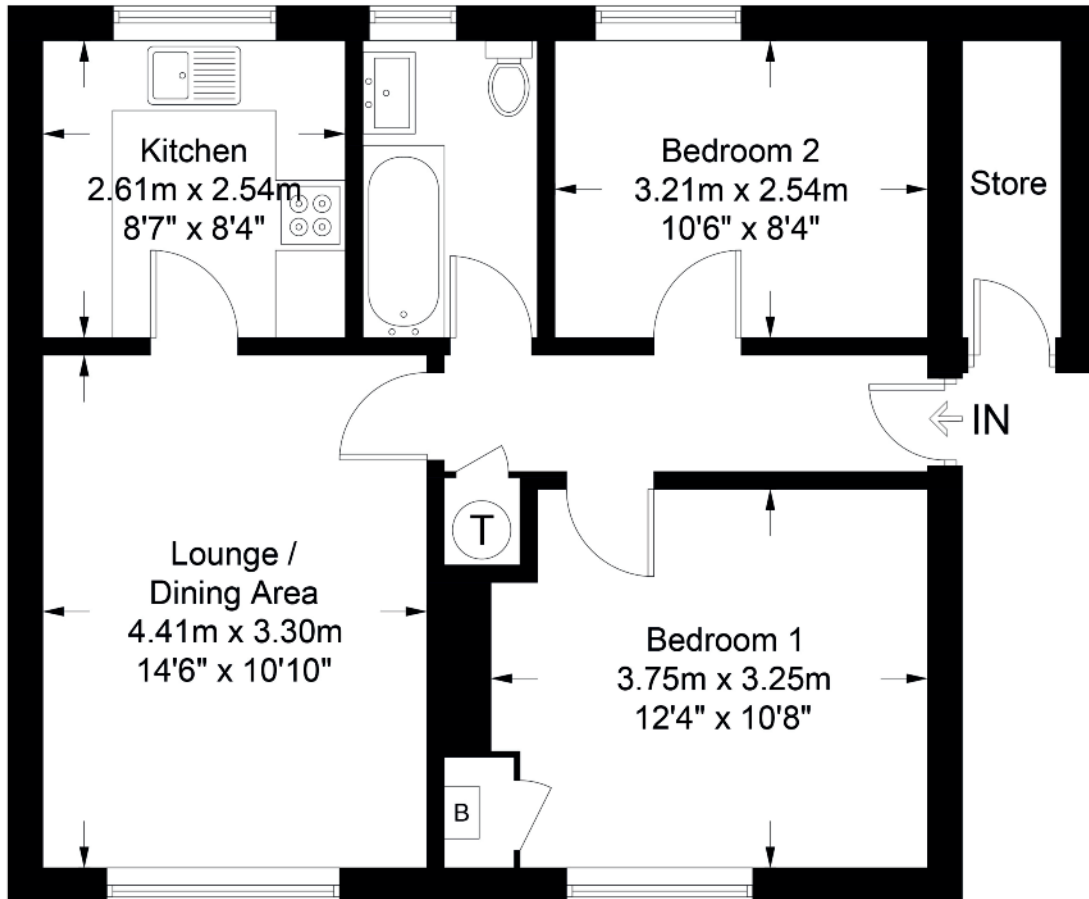


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1094613)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

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

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.