



## **29 THE BRAMBLES, LISBURN, BT28 2XY**

- A Semi Detached Property Occupying A Pleasant Cul De Sac Setting Within This Popular Residential Location Convenient To Local Amenities And Local Schools For All Ages
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Herringbone Style Laminated Timber Floor
- Lounge With Decorative Wooden And Tiled Fireplace Plus Herringbone Style Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Sunroom With Wood Burning Stove On Slate Tiled Hearth
- Three Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite Including Thermostatic Shower

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

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C73**

**REF: DL300724SR**

- Front Garden Laid In Lawn With Gravel Set Driveway
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC composite double glazed entrance door with double glazed side panels. Herringbone style laminated timber floor. Storage under stairs. Study area with built in desk.

### LOUNGE:

**14' 8" x 13' 5" (4.46m x 4.08m)**

Decorative wooden and tiled fireplace. Open fire. Herringbone style laminated timber floor.

### KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

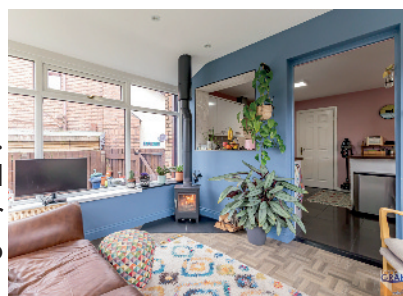
**19' 9" x 10' 9" (6.02m x 3.28m)**

Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated gas hob. Integrated oven. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Extractor unit in stainless steel canopy. Island unit with dining bar. PVC double glazed sliding patio door to rear patio area and garden. Part tiled walls. Tiled floor. Open plan to sunroom.

### SUNROOM:

**11' 6" x 9' 10" (3.51m x 2.99m)**

Wood burning stove on slate tiled hearth. Laminated timber floor. Recessed spotlights. PVC double glazed door to rear patio area and garden. Open plan to kitchen/dining area.



## FIRST FLOOR

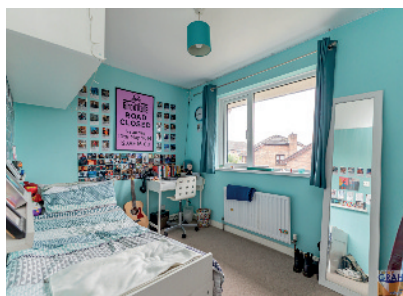
### BEDROOM (1): 14' 3" x 11' 8" (4.34m x 3.56m)

Measurements taken to widest points and to include built in storage with sliding mirror doors.



### SHOWER ROOM EN SUITE:

Shower cubicle with tiled walls and thermostatic shower. Drencher head. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled floor.



### BEDROOM (2): 11' 1" x 7' 6" (3.37m x 2.29m)

### BEDROOM (3): 8' 5" x 7' 6" (2.56m x 2.29m)

### BATHROOM:

White suite. Tile enclosed bath with mixer tap and thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Separate store on landing.



## OUTSIDE

Front garden laid in lawn with gravel set driveway. Enclosed rear garden laid in lawn with paved patio area. Outside tap.



## DIRECTIONS

From Knockmore Road turn onto Limetree Avenue. Take the second left onto The Brambles. At the end of the road turn left. Number 29 is on the left.

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 £50, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:**

For period April 2024 to March 2025 £1,044.00



**29 The Brambles**

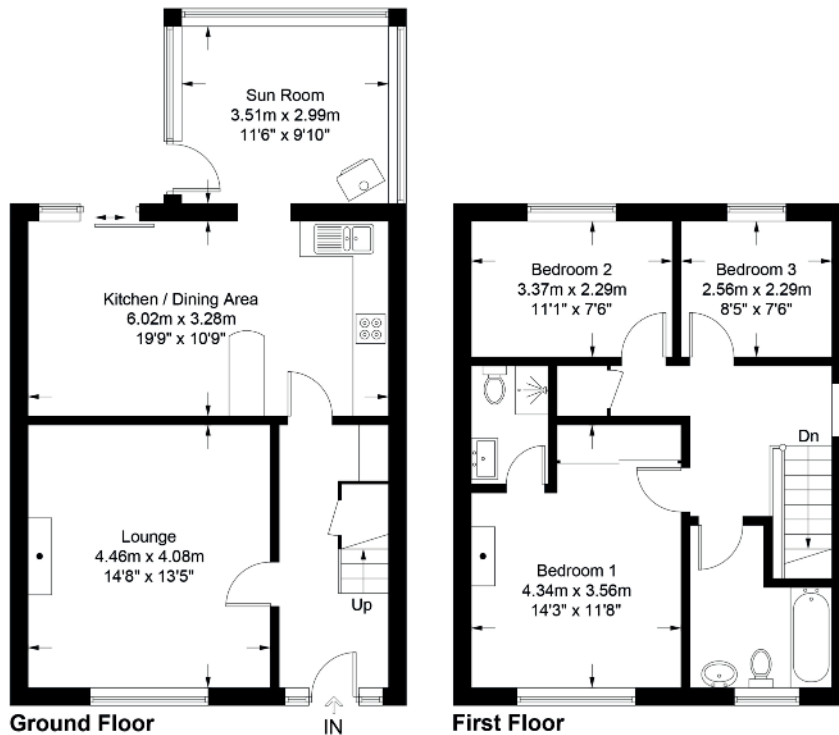
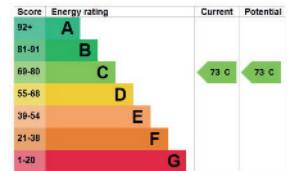


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1109558)

## VALUATION SERVICE

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

[www.hgraham.co.uk](http://www.hgraham.co.uk)

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