



24 SANDYMOUNT, BALLYSKEAGH, LISBURN, BT27 5TJ

- **For Sale by Henry Graham Estate Agents Via The iamsold Online Bidding Platform Please Note Auctioneers Comments**
- **Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.**
- **An Extended Mid Terrace Property Located Within This Highly Desirable Cul De Sac Setting Convenient To Lisburn, South Belfast And Lagan Valley Regional Park**
- **Spacious Lounge With Multi Fuel Stove And Solid Oak Floor**
- **Extended Kitchen And Dining Area With Excellent Range Of High And Low Level Units**

PRICE: OFFERED AT BIDS OVER £129,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E50

REF:DL070824HG

- Two Or Three Bedroom Layout To First Floor
- Luxury Tiled Shower Room With Walk In Shower Enclosure
- Garage To Rear With Remote Control Roller Shutter Door
- Enclosed And South Facing Patio Garden To Front
- Oil Fired Central Heating System And PVC Double Glazing
- An excellent opportunity to acquire property within this ever popular rural location between Belfast and Lisburn making it ideal for commuting. The property is only a short walk to McIlroy Park and the tow path which leads to Lady Dixon Park. It is also within close proximity of Malone and Dunmurry Golf Clubs, we strongly recommend early viewing.

ACCOMMODATION:

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Solid oak floor.

SPACIOUS LOUNGE:

7.40m (24'3") x 3.90m (12'10")

Measurement taken to widest points. Reclaimed brick built fireplace with pitch pine mantel. Multi fuel stove on stone hearth. Solid oak floor.

EXTENDED KITCHEN AND DINING AREA:

5.44m (17'10") x 4.01m (13'2")

Range of high and low level units. Oak wood strip work tops. Belfast style ceramic sink with brass effect mixer tap. Part tiled walls. Recessed spotlights. Solid oak floor with tiled surround. PVC double glazed back door leading to shared entry access to rear. Dresser unit with marble worktops and glazed cabinets with lighting.



FIRST FLOOR

BEDROOM (1):

4.03m (13'3") x 3.39m (11'1")

Solid maple floor.



BEDROOM (2):

3.98m (13'1") x 3.63m (11'11")

Measurement taken to widest points.

Laminated timber floor.



BEDROOM (3) OR DRESSING ROOM:

2.9m (9'6") x 2.03m (6'8")

Roof window. Laminated timber floor.



LUXURY TILED SHOWER ROOM:

Walk in shower enclosure with thermostatic shower and drencher head. Vanity unit with semi recessed wash hand basin and mixer tap. Wc with concealed cistern. Two chrome finish heated towel rails. Tiled walls and tiled floor. Hotpress. PVC panelled ceiling. Velux roof window.

Wooden folding ladder to roofspace storage with lighting and roof window.



OUTSIDE

Enclosed and south facing patio garden to front with shrubs and hedge.

GARAGE:

7.60m (24'11") x 3.77m (12'4")

Remote control roller shutter door. Worcester oil fired boiler. PVC oil storage tank. PVC double glazed pedestrian door. Light and power.



TENURE:

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

RATES PAYABLE:

For period April 2024 to March 2025 £1,174.50

DIRECTIONS: From Lisburn proceed along Ballyskeagh Road, and turn right into Sandymount, at T junction turn left and number 24 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.



Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

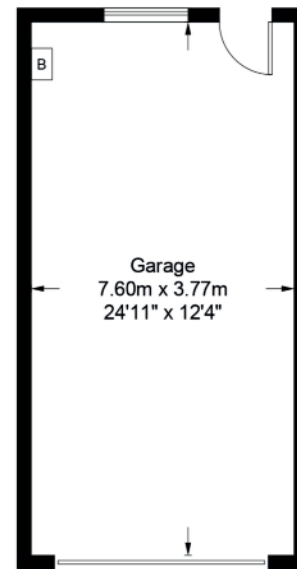
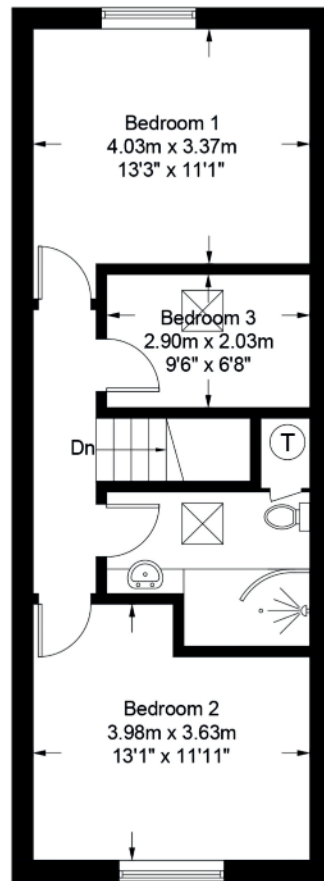
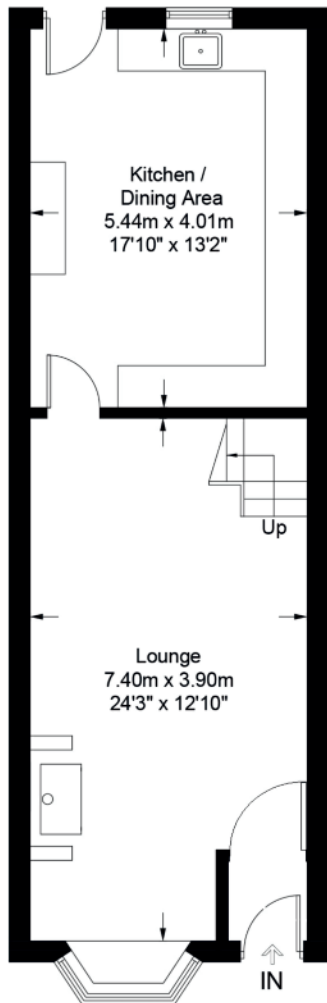
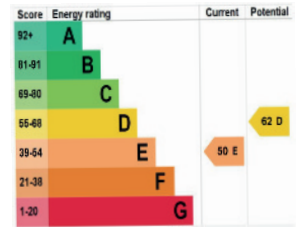
The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



(Not Shown In Actual Location / Orientation)

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