



**29 BARLEY HILL,
LISBURN, BT27 4YB**

- An Exceptionally Well Presented Semi Detached Bungalow Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Hilden Train Halt
- Cash Offers Only Due To The Property Being Of Prefabricated Construction
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Granite Hearth And Laminated Timber Floor
- Luxury Kitchen/Dining Area With Integrated Appliances
- Two Bedrooms (One With Laminated Timber Floor)
- Luxury Shower Room Including Chrome Finish Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £109,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E52

REF: DL290824SR

- Front Garden Laid In Lawn With Paved Path To Entrance Door
- Enclosed Side Area Laid In Paving
- Enclosed Rear Paved Patio Area With Raised Garden Laid In Lawn
- Oil Fired Central Heating System With Warmflow Condensing Type Boiler
- Mahogany Effect PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC composite double glazed entrance door with double glazed side panel. Laminated timber floor. Double doors through to lounge.

LOUNGE:

17' 9" x 11' 8" (5.40m x 3.56m)

Granite hearth. Laminated timber floor.

LUXURY KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

17' 9" x 11' 9" (5.40m x 3.57m)

Range of high and low level units. Round edge work surfaces. Integrated oven. Integrated hob. Integrated dishwasher. Integrated washing machine. Concealed extractor unit. Single drainer stainless steel sink unit with swan neck mixer tap. Storage cupboard. Part tiled walls. Tiled floor. Recessed spotlights. Double glazed door to enclosed side area.



BEDROOM (1):
11' 8" x 11' 8" (3.56m x 3.55m)



BEDROOM (2):
11' 9" x 11' 8" (3.57m x 3.55m)
Laminated timber floor.



LUXURY SHOWER ROOM:

Large shower cubicle with Mira Sport electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part PVC panelled walls. Tiled floor. Recessed spotlights.



OUTSIDE

Front garden laid in lawn with paved path to entrance door. Gated entrance. Enclosed side area laid in paving. Enclosed rear paved patio area with raised garden laid in lawn. Mature trees and shrubbery. Garden shed. Warmflow condensing type oil fired boiler. PVC oil storage tank. Outside tap and light.



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 £696.00

DIRECTIONS

From Low Road turn onto Barley Hill. 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.



29 Barley Hill

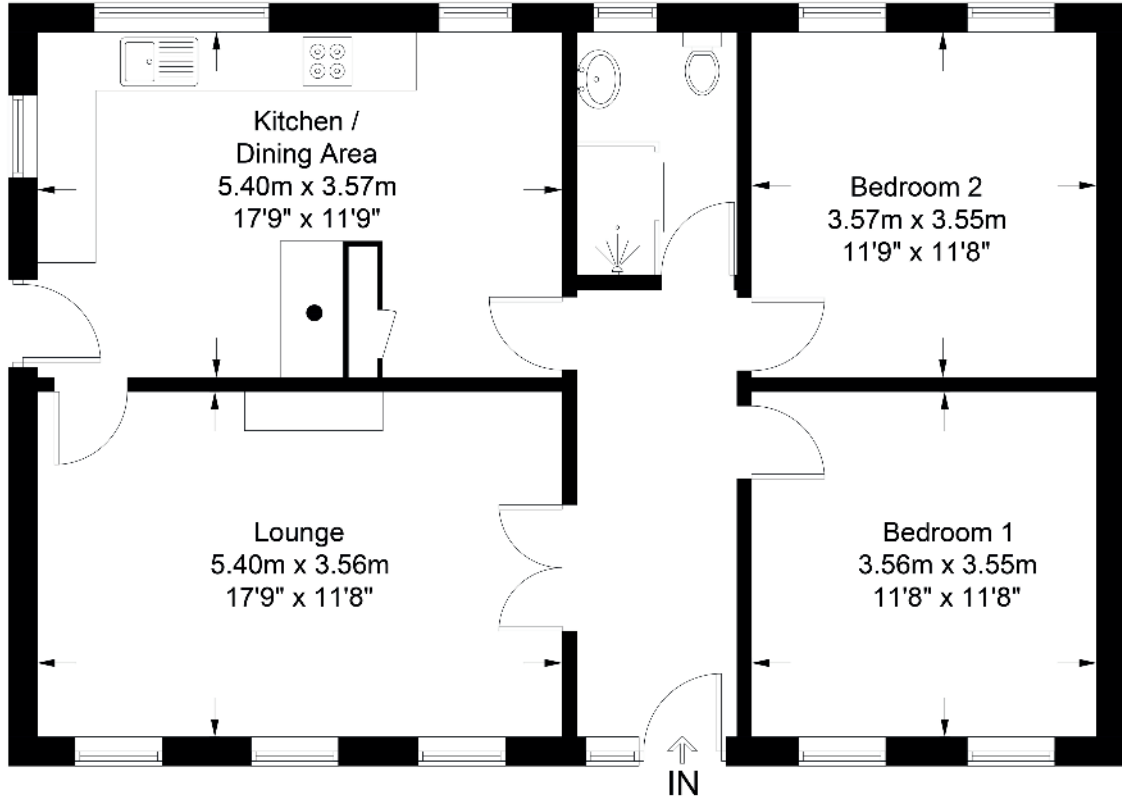


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1119743)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	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.

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

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