



## **34 BARLEY HILL, LISBURN, BT27 4YB**



- An Excellent Semi Detached Bungalow Occupying A Spacious End Of Cul De Sac Setting Within This Ever Popular And Convenient Location / Render Finish To External Walls
- Cash Offers Only Due To The Property Being Of Prefabricated Construction
- Spacious Lounge With Decorative Fireplace And Pine Floor
- Spacious Kitchen With Dining Area And Extended Porch/Utility Area
- Two Bedrooms With Pine Floors
- Luxury Bathroom With Bath And Shower Cubicle And Chrome Finish Heated Towel Rail
- Spacious Rear Garden With Private Aspects

**PRICE: OFFERS IN THE REGION OF £115,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C7I**

**REF:DL050924HG**

- Oil Fired Central Heating System With Condensing Type Boiler
- PVC Double Glazed External Doors
- Excellent C71 Energy Efficiency Rating
- Solar Panels Installed (Lease Details Available From Agents)
- Demand for these bungalows is high, we strongly recommend early viewing.

### ACCOMMODATION:

Measurements are approximate.

### ENTRANCE HALL:

PVC double glazed entrance door. Pine floor.

### LOUNGE:

5.43m (17'10") x 3.57m (11'9")

Decorative fireplace. Pine floor.

### SPACIOUS KITCHEN AND DINING AREA:

5.43m (17'10") x 3.60m (11'10")

Range of built in units. Bowl and a half single drainer sink unit with mixer tap. Part tiled walls. Ceramic tiled floor. Two built in storage cupboards. Open plan to extended porch. PVC double glazed back door.



**BEDROOM (1):**  
3.60m (11'10") x 3.57m (11'9")  
Pine floor.



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



**LUXURY BATHROOM WITH WHITE SUITE:**  
Panelled bath. Mixer tap and shower attachment. Shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finished heated towel rail. Tiled walls and tiled floor. Recessed spotlights.



## OUTSIDE

End of cul de sac setting. Front garden laid in lawn. Spacious rear garden laid in lawn and paved patio area with private aspects. Oil fired boiler. PVC oil storage tank.



## TENURE:

We have been advised the tenure is fee farm grant – term is ‘forever’ at one peppercorn rent

## RATES PAYABLE:

For period April 2024 to March 2025 £696.00

## DIRECTIONS:

From Low Road turn into Barley Hill and proceed to T junction then turn left and then left again into cul de sac, number 34 is at the end.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



**34 Barley Hill, Lisburn**

Approximate Gross Internal Area = 85.0 sq m / 915 sq ft

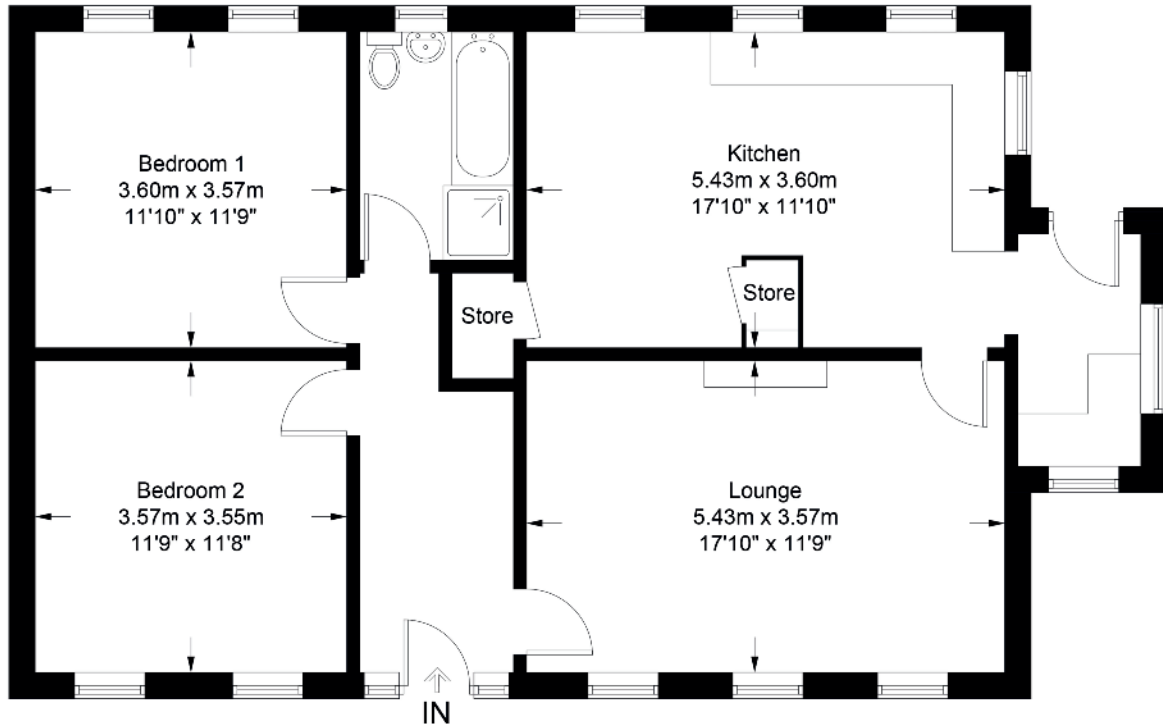


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1121866)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 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**

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