



Apt 47 Lisburn Square, Lisburn, BT28 1TS

Price Guide £99,950

Address: 47 Lisburn Square, Lisburn, BT28 1TS

We are acting in the sale of the above property and have received an offer of £99,950

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating C76

We are pleased to present this excellent two bedroom apartment situated at the ever busy Lisburn Square. Located on the second floor, the spacious accommodation comprises, modern kitchen open plan to living / dining area, two good sized bedrooms (master with en-suite) and white bathroom suite. Further benefits include gas central heating, PVC double glazed windows, lift access and a secure car parking space. With easy access to main arterial routes, viewing is highly recommended.

- **Luxury 2nd Floor Apartment**
- **Two Good Sized Bedrooms (master with ensuite)**
- **Modern Kitchen Open Plan To Living / Dining Area**
- **White Bathroom Suite**
- **Gas Central Heating**
- **Double Glazed Windows**
- **Lift Access**
- **Convenient Location**
- **Cash Offers Only**
- **Secure Car Parking Space**

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100) A | Very energy efficient - lower running costs | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | Not energy efficient - higher running costs | | |

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE

Lift access.

ON THE SECOND FLOOR

ENTRANCE

HALLWAY

Laminate floor with built in storage

KITCHEN / LIVING / DINING 23'11" x 17'8" at widest points (7.3 x 5.4 at widest points)



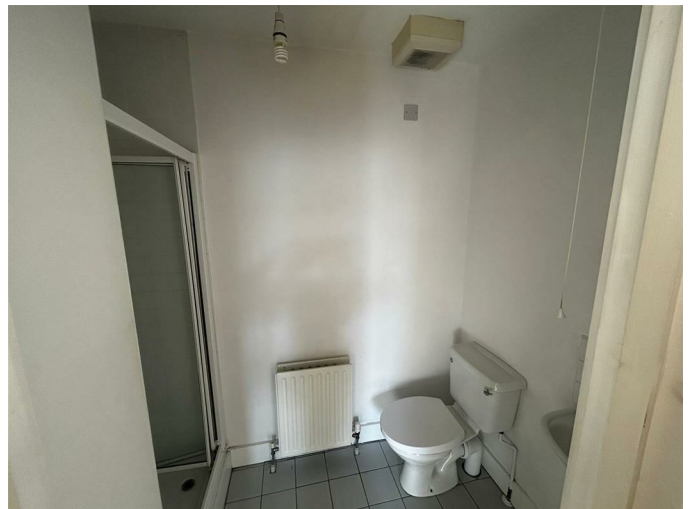
Modern kitchen with a range of high and low level units, built in fridge / freezer, stainless steel sink unit, integrated dishwasher, 4 ring gas hob with built in oven, extractor fan, tiled floor and part tiled walls.



BEDROOM ONE 17'4" x 10'2" (5.3 x 3.1)



ENSUITE

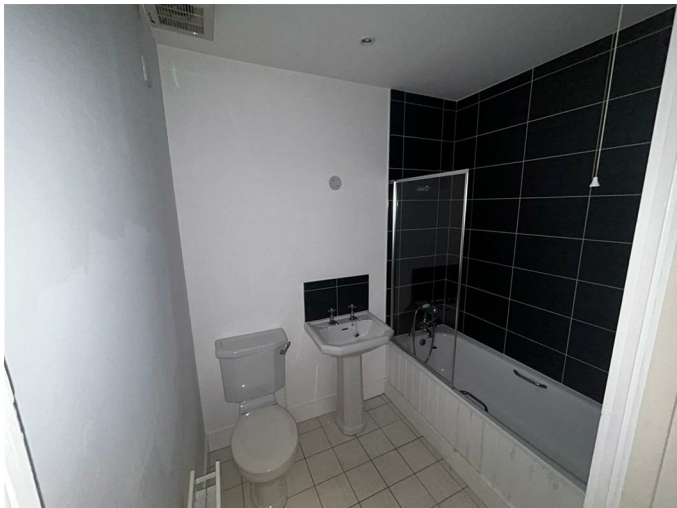


White suite comprising low flush W.C, wash hand basin, shower cubicle with thermostatic shower, tiled floor and part tiled walls.

BEDROOM TWO 11'1" x 9'10" (3.4 x 3.0)



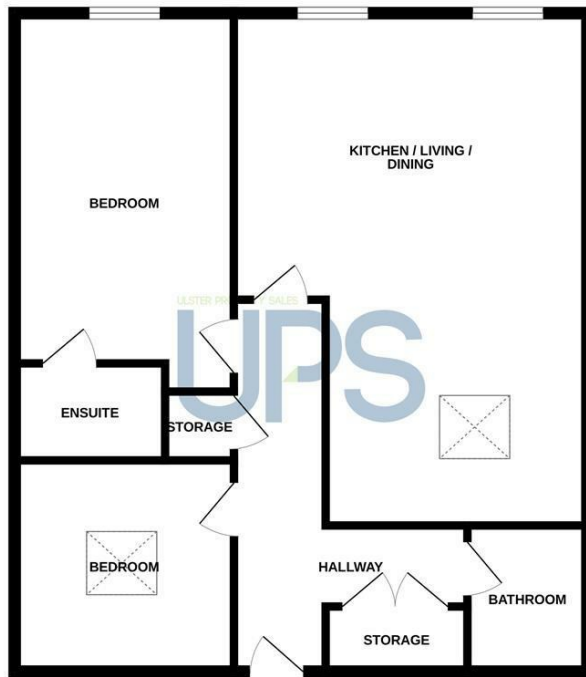
BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, panel bath, tiled floor and part tiled walls.

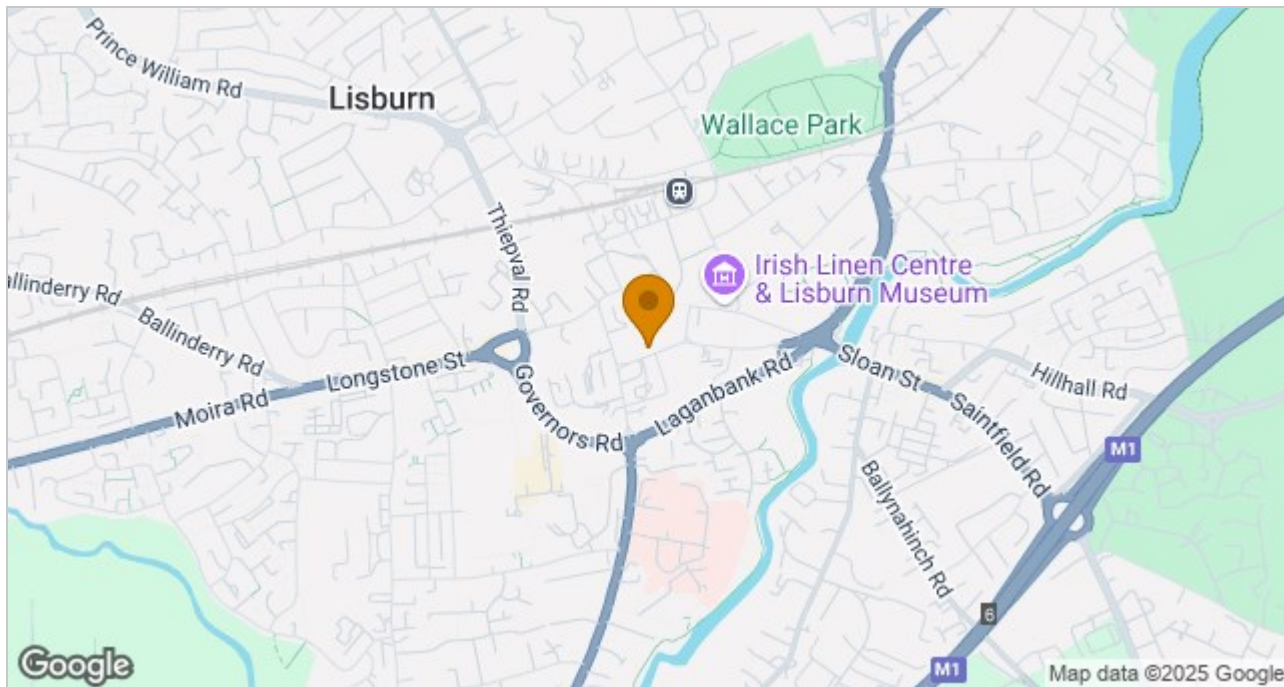
Floor Plan

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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