



36 CAUSEWAY MEADOWS, LISBURN, BT28 2GD



- A Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Schools For All Ages
- Entrance Hall With Panelled Entrance Door And Laminated Timber Floor
- Cloakroom With Low Flush Suite
- Lounge With Decorative Wooden And Tiled Fireplace With Open Fire
- Kitchen/Dining Area With Integrated Appliances / Utility Room
- Four Bedrooms (One With Luxury Tiled Shower Room En Suite)
- Luxury Tiled Bathroom With White Suite Including Thermostatic Shower And Drencher Head

PRICE: OFFERS IN THE REGION OF £209,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D62

REF: DL250924SR

- Part Floored Roofspace With Slingsby Style Ladder
- Gravel Set Flowerbed To Front With Tarmac Driveway
- Enclosed And Private Rear Garden With Paved Patio Area
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows

ACCOMMODATION Measurements are approximate.

OPEN ENTRANCE PORCH

ENTRANCE HALL:

Panelled entrance door with double glazed side panels. Laminated timber floor. Storage under stairs.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with tiled splashback. Close couple low flush wc. Tiled floor.

LOUNGE:

4.49m (14'9") x 3.63m (11'11")

Decorative wooden and tiled fireplace with open fire.

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES: 14' 7" x 14' 6" (4.44m x 4.42m)

Measurements taken to widest points. Range of high and low level units. Wood strip effect round edge work surfaces. Integrated oven. Integrated gas hob. Integrated dishwasher. Extractor unit. Bowl and a half single drainer stainless steel sink unit with mixer tap. Part tiled walls. Tiled floor.

UTILITY ROOM:

6' 7" x 5' 6" (2.00m x 1.68m)

Built in unit. Wood strip effect round edge work surface. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Panelled and double glazed door to rear patio area and garden.



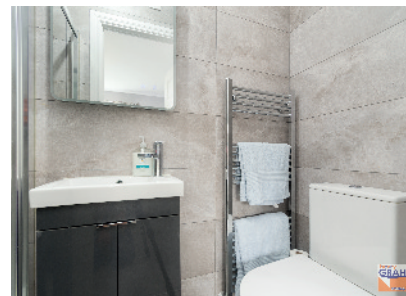
FIRST FLOOR

BEDROOM (1):
12' 1" x 11' 8" (3.68m x 3.56m)



LUXURY TILED SHOWER ROOM EN SUITE:

Shower cubicle with bi-folding door and thermostatic shower. Drencher head. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor.



BEDROOM (2):
11' 5" x 7' 9" (3.48m x 2.37m)



BEDROOM (3):
8' 11" x 7' 9" (2.71m x 2.37m)



BEDROOM (4):
8' 9" x 8' 3" (2.66m x 2.51m)
Measurements taken to widest points.



LUXURY TILED BATHROOM:

White suite. Panelled shower bath with mixer tap and thermostatic shower. Drencher head. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Separate large hotpress on landing.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Gravel set flowerbed to front with tarmac driveway. Paved path to entrance door. Enclosed and private rear garden with paved patio area. PVC oil storage tank. Oil fired boiler. Outside tap and light.



DIRECTIONS

From Causeway End Road turn into Causeway Meadows. At the end of the road turn right. Number 36 is on the right.

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 freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £1,087.50

SERVICE CHARGE:

A service charge of £21.66 per month (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



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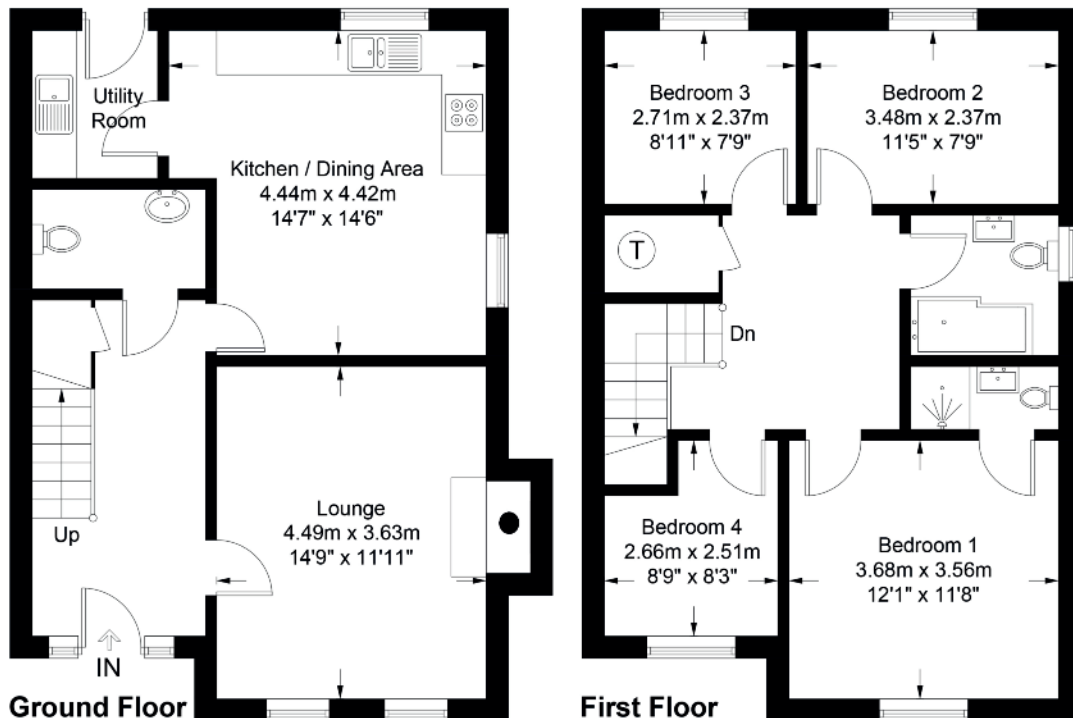


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1130064)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

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