



12 CLONTARA PARK, BELSIZE ROAD, LISBURN, BT27 4LB



- A Most Impressive And Extended Detached Bungalow Occupying A Spacious And Private Setting Within This Exclusive Cul De Sac Location Just Off The Belsize Road
- Spacious Lounge With Archway To Extended Family Room
- Extended And Luxury Fitted Kitchen/Dining Area With Integrated Appliances
- PVC Double Glazed Conservatory
- Three Bedrooms
- Recently Fitted Luxury Shower Room With Large Shower Cubicle And Aqualisa Shower
- Bathroom With White Suite And Aqualisa Shower

PRICE: OFFERS IN THE REGION OF £285,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F38

REF:DL270924HG

- Extensive Rear Garden With South Westerly And Private Aspects
- Detached Garage
- Oil Fired Central Heating System And Double Glazing
- PVC Fascias And Soffits
- Early Viewing Is Highly Recommended

ACCOMMODATION: Measurements are approximate.

ENTRANCE PORCH:

Double glazed entrance door and side panel.

ENTRANCE HALL:

Open plan to lounge.

SPACIOUS LOUNGE:

4.90m (16'1") x 4.00m (13'1")

Marble and granite fireplace and hearth. Archway to dining/family room

EXTENDED FAMILY OR DINING ROOM:

5.45m (17'11") x 2.65m (8'8")

Large window overlooking garden.

EXTENDED KITCHEN/DINING AREA:

4.25m (13'11") x 3.07m (10'1")

Excellent range of high and low level units with granite effect work surfaces. Single drainer stainless steel sink unit with mixer tap. Neff integrated oven and Hotpoint ceramic hob. Neff extractor hood in stainless steel canopy. Part tiled walls. Ceramic tiled floor. Plumbed for dishwasher and washing machine. Recessed spotlights. Outlook over rear garden.

PVC DOUBLE GLAZED CONSERVATORY:

3.25m (10'8") x 2.55m (8'4")

PVC double glazed door to patio and rear garden. Ceramic tiled floor.



LUXURY SHOWER ROOM:

Large shower cubicle with Aqualisa shower. Pedestal wash hand basin with tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor. Recessed spotlights.

BEDROOM (1): 3.67m (12'0") x 3.00m (9'10")

BEDROOM (2): 3.00m (9'10") x 2.60m (8'6")

BEDROOM (3): 2.65m (8'8") x 2.56m (8'5")

Measurement to include range of built in robes.

BATHROOM:

White suite. Panelled bath. Aqualisa shower. Shower screen. Vanity unit with wash hand basin. Low flush wc. Part tiled walls. Tiled floor. Separate hotpress.

OUTSIDE:

Front garden laid in lawn with shrubs and flower beds. Extensive rear garden with south westerly and private aspects. Laid in lawn with mature trees and shrubs. Paved patio area. Outside tap and light. PVC oil storage tank.

DETACHED GARAGE: 6.26m (20'6") x 2.93m (9'7")

Up and over door. Light and power.

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

RATES PAYABLE: For period April 2024 to March 2025 £1479

DIRECTIONS: From Belsize Road turn into Clontara Park, number 12 is on the left.

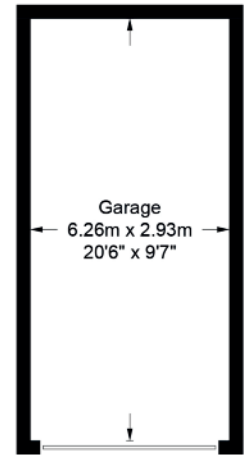
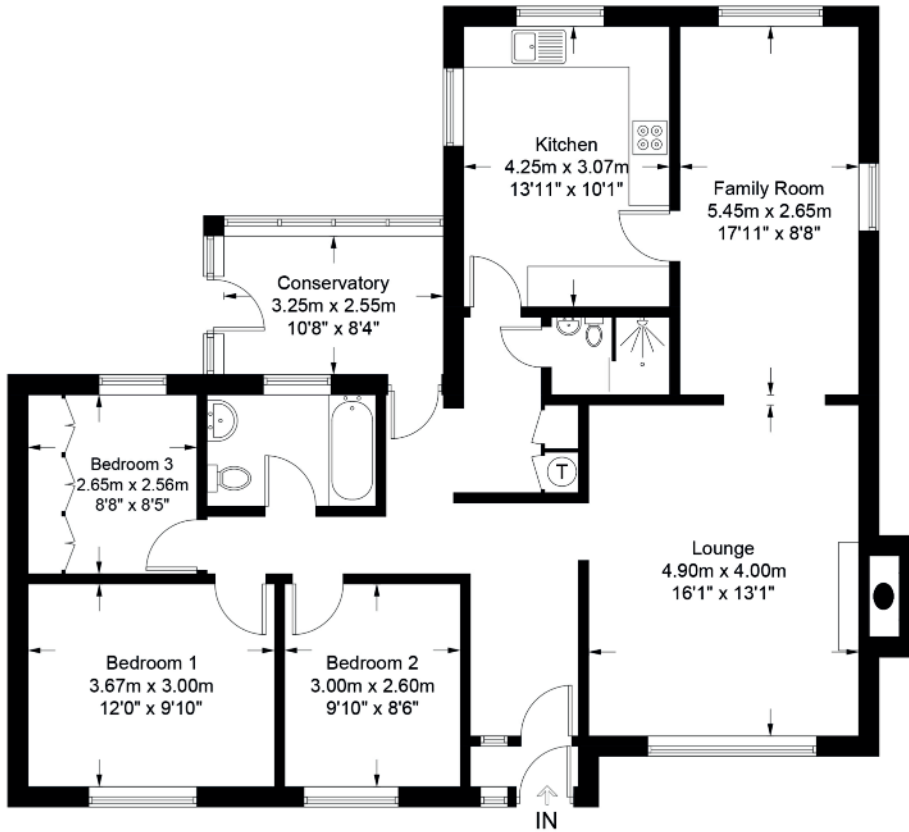
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



12 Clontara Park

Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft
Garage = 18.4 sq m / 198 sq ft
Total = 127.8 sq m / 1375 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	38 F	
1-20	G		



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1130429)



The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.