



14 PENWORTH GREEN, LISBURN, BT28 3WW



- An Exceptionally Well Presented Semi Detached Property Occupying A Pleasant Cul De Sac Setting Within This Highly Desirable Residential Location Extending To Approximately 1,880 Square Feet
- Entrance Hall With PVC Composite Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Spacious Lounge With Impressive Sandstone Fireplace Including Stovax Wood Burning Stove
- Kitchen/Dining Area With Integrated Dishwasher And Open Plan To Sun Room
- Sun Room With Media Wall To Include Flame Effect Electric Fire
- Four Bedrooms (Two With Luxury Tiled Shower Room En Suite / One With Walk In Robe With Fitted Interior)
- Luxury Tiled Bathroom With White Suite Including Shower Cubicle With Thermostatic Shower And Drencher Head

PRICE: OFFERS IN THE REGION OF £299,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C70

REF: DL200924SR

- Floored Roofspace With Slingsby Style Ladder
- Front Garden Laid In Lawn With Pavior Brick Set Driveway
- Enclosed And Private Rear Garden Laid In Artificial Grass With Raised Decking Area
- Oil Fired Central Heating System / Alarm System / CCTV System
- PVC Fascias And Soffits
- Golden Oak Effect PVC Double Glazed Windows
- Electric Vehicle Charging Unit



ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC composite entrance door with double glazed side panels. Storage under stairs. Tiled floor.

CLOAKROOM:

Low flush suite. Semi pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.

SPACIOUS LOUNGE:

19' 8" x 11' 7" (5.99m x 3.52m)

Impressive sandstone fireplace. Stovax wood burning stove on tiled hearth.



KITCHEN/DINING AREA:

18' 11" x 11' 8" (5.76m x 3.55m)

Range of high and low level units. Granite effect round edge work surfaces. RangeMaster oven and five ring hob. RangeMaster extractor unit in stainless steel canopy. Integrated dishwasher. Bowl and a half single drainer stainless sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. Recessed spotlights. Open plan to sun room.



SUN ROOM:

11' 10" x 10' 6" (3.60m x 3.20m)

Media wall with flame effect electric fire. Roof window. Tiled floor. PVC double glazed door to rear garden and patio area. Open plan to kitchen/dining area.



FIRST FLOOR

LANDING:

Large hotpress. Study area.

BEDROOM (1):

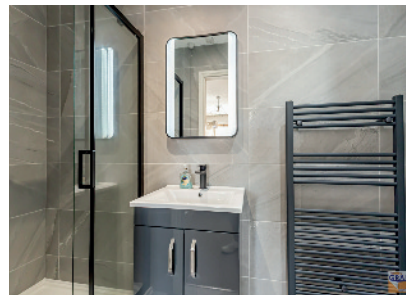
11' 8" x 12' 5" (3.55m x 3.79m)

Walk in robe with fitted interior and light.



LUXURY TILED SHOWER ROOM EN SUITE:

Quadrant shower cubicle with thermostatic shower. 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. Recessed spotlights.



BEDROOM (2):

13' 0" x 11' 7" (3.97m x 3.53m)

Measurements taken to widest points.

LUXURY TILED SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower and drencher head. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Tiled walls. Tiled floor. Recessed spotlights.



SECOND FLOOR

LANDING:

Storage cupboard. Under eave storage. Roof window.

BEDROOM (3):

14' 3" x 9' 6" (4.35m x 2.89m)

Measurements taken to widest points.



BEDROOM (4):

14' 0" x 9' 1" (4.26m x 2.78m)

Measurements taken to widest points.

LUXURY TILED BATHROOM:

White suite. Shower cubicle with thermostatic shower and drencher head. Freestanding bath tub with floor mounted swan neck mono style mixer tap and shower attachment. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Tiled walls. Tiled floor. Recessed spotlights. Roof window.



ROOFSpace:

Slingsby style ladder. Floored. Light.

OUTSIDE

Front garden laid in lawn with pavior brick set driveway. Enclosed and private rear garden laid in artificial grass with raised decking area. Garden shed. PVC oil storage tank. Oil fired boiler. Outside tap and light. External power sockets. Electric vehicle charging unit.

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 £1,566.00

DIRECTIONS

From Glenavy Road turn into Penworth Green. Number 14 is on the right.

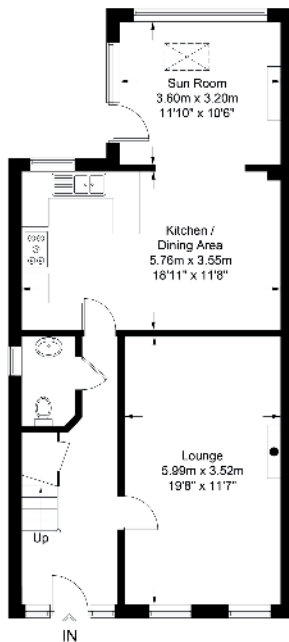
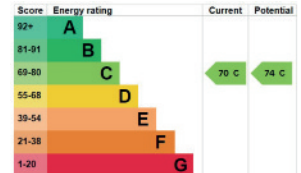
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



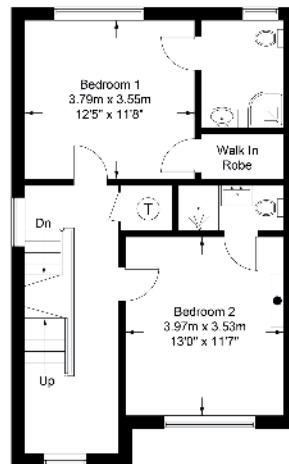
14 Penworth Green

Approximate Gross Internal Area
 Ground Floor = 68.6 sq m / 738 sq ft
 First Floor = 53.1 sq m / 571 sq ft
 Second Floor = 53.1 sq m / 571 sq ft
 (Including Eaves)
 Total = 174.8 sq m / 1880 sq ft

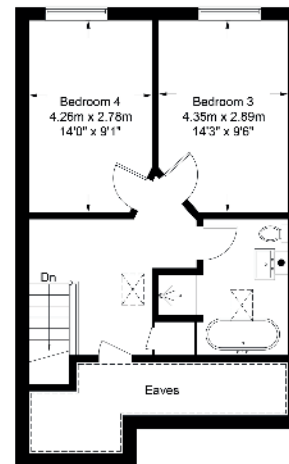
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtubs.co © 2024 (ID1127960)

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