



## **187 BALLYNAHINCH ROAD, LISBURN, BT27 5LP**

- An Exceptionally Well Presented Detached Bungalow Occupying A Spacious Setting Of Approximately 0.4 Acres Situated Within This Highly Desirable Semi Rural Location In Close Proximity To Both Lisburn And Royal Hillsborough
- Entrance Hall With Aluminium Entrance Door And Herringbone Style Engineered Wood Floor
- Cloakroom With Low Flush Suite
- Lounge
- Living/Dining Area With Herringbone Style Engineered Wood Floor
- Kitchen With Integrated Appliances
- Three Bedrooms (One With Luxury Shower Room En Suite)

**PRICE: OFFERS IN THE REGION OF £380,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D65**

**REF: DL300924SR**



- Luxury Bathroom With White Suite Including Free Standing Bath Tub And Large Shower Cubicle
  - Spacious Roofspace With Wooden Folding Ladder (Potential For First Floor Conversion Subject To Necessary Approvals)
  - Spacious Front Garden Laid In Lawn With Tarmac Driveway And Parking Area With Gated Entrance / Extensive Rear Garden Laid In Lawn With Mature Trees And Shrubbery
  - Attached Garage With Remote Control Electric Roller Shutter Door
  - Oil Fired Central Heating System / PVC Double Glazed Windows
- ACCOMMODATION** Measurements are approximate.

## OPEN ENTRANCE PORCH

### ENTRANCE HALL:

Aluminium entrance door with double glazed side panel. Herringbone style engineered wood floor.

### CLOAKROOM:

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

### LOUNGE:

11' 11" x 11' 5" (3.63m x 3.48m)



### LIVING/DINING AREA:

14' 11" x 13' 5" (4.54m x 4.09m)

Herringbone style engineered wood floor.



### KITCHEN WITH INTEGRATED APPLIANCES:

14' 10" x 10' 5" (4.52m x 3.18m)

Excellent range of high and low level units. Polished granite effect round edge work surfaces. Integrated oven and hob. Integrated fridge. Extractor unit. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Part tiled walls. Tiled floor. Recessed spotlights.



### REAR HALL:

Panelled and glazed door to rear. Access to attached garage. Tiled floor.



**BEDROOM (1):**  
19' 3" x 11' 11" (5.86m x 3.62m)

**LUXURY SHOWER ROOM EN SUITE:**

Large shower enclosure with thermostatic shower and drencher head. Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Wall mounted LED backlit mirror. Close couple low flush wc. Heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights.



**BEDROOM (2):**  
14' 11" x 13' 5" (4.54m x 4.09m)  
Measurements taken to widest points.



**BEDROOM (3):**  
15' 10" x 9' 11" (4.82m x 3.02m)

**LUXURY BATHROOM:**

White suite. Large shower cubicle with Triton electric shower and drencher head. Free standing bath tub with centre mount mixer tap. Large vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights.



**SPACIOUS ROOFSpace:** Wooden folding ladder. Light.

**OUTSIDE**

Spacious front garden laid in lawn with paved area leading to open entrance porch. Tarmac driveway and parking area with gated entrance. Extensive rear garden laid in lawn with mature trees and shrubbery. Outside tap and light. Covered area to rear. Oil fired boiler. PVC oil storage tank.



**ATTACHED GARAGE:**  
16' 10" x 12' 11" (5.14m x 3.94m)

Measurements taken to widest points. Remote control electric roller shutter door. Low level units with work surface. Plumbed for washing machine. Space for tumble dryer. Light and power.



**DIRECTIONS**

From Lisburn continue onto Ballynahinch Road. Number 187 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.



**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 £1,740.00



**187 Ballynahinch Road**

Approximate Gross Internal Area = 155.4 sq m / 1673 sq ft  
(Including Garage)

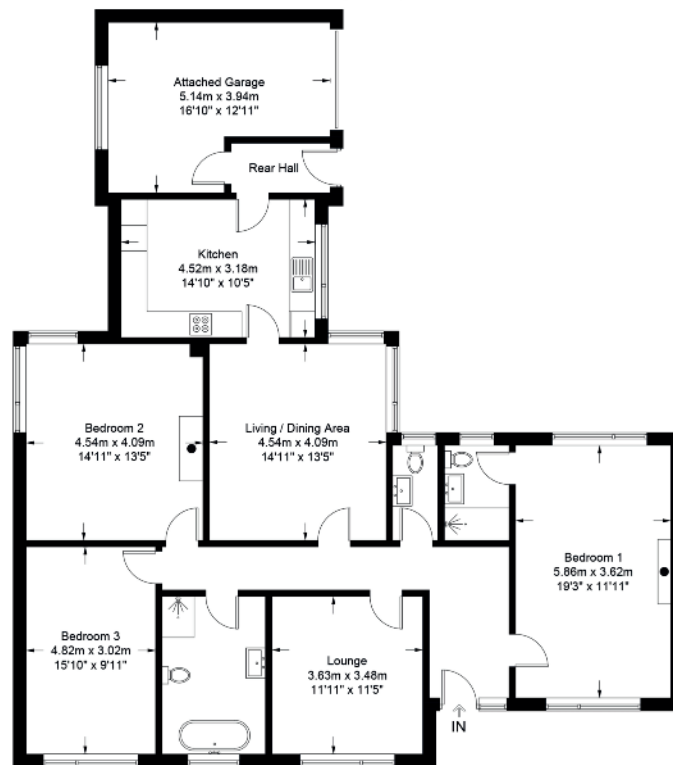
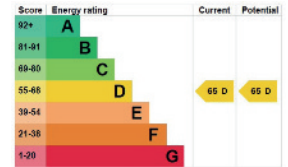


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1131374)

**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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