



## **'BRAMBLE LODGE', 1A OLDPARK ROAD, LISBURN, BT28 3SJ**



- An Exceptionally Well Presented Detached Bungalow Occupying A Spacious Setting Extending To Approximately 0.7 Acres Situated Within This Popular Semi Rural Location Convenient To Both Lisburn And Belfast
- Entrance Hall With Double Glazed And Panelled Entrance Door Plus Part Laminated Timber Floor
- Lounge With Impressive Marble And Granite Fireplace With Tiled Inset Plus Bay Window
- Family Room With Multi Fuel Burning Stove On Tiled Hearth
- Kitchen/Dining Area With Integrated Appliances Including Oil Fired Aga
- Utility Room With Adjoining Cloakroom With WC
- Three Good Sized Bedrooms (One With En Suite Toilet/Two With Built In Robes With Fitted Interior)
- Bathroom Including Shower Cubicle With Aqualisa Thermostatic Shower

**PRICE: OFFERS IN THE REGION OF £359,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING F33**

**REF: DL241024SR**

- Spacious Roofspace With Aluminium Sliding Ladder (Potential For First Floor Conversion Subject To Necessary Approvals)
  - Large Front Garden Laid In Lawn With Spacious Driveway And Parking Area / Double Electric Entrance Gates With Intercom System
  - Extensive Side And Rear Garden Laid In Lawn With Paved Patio Area / Private Aspects To Rear
  - Attached Double Garage With Two Up And Over Doors
  - Oil Fired Central Heating System / Alarm System
  - Mahogany Effect PVC Double Glazed Windows
- ACCOMMODATION** Measurements are approximate.

#### **ENTRANCE HALL:**

Panelled and double glazed entrance door with double glazed side panels. Cloakroom. Large hotpress. Part laminated timber floor.

#### **LOUNGE:**

**18' 7" x 13' 0" (5.67m x 3.96m)**

Marble and granite fireplace with tiled inset. Bay window.



#### **FAMILY ROOM:**

**15' 0" x 12' 0" (4.58m x 3.67m)**

Multi fuel burning stove on tiled hearth. Mahogany effect PVC double glazed double doors to rear patio area and garden.



#### **KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:**

**13' 11" x 12' 0" (4.25m x 3.67m)**

Range of high and low level units. Granite effect work tops. Oil fired Aga. Integrated fridge freezer. Integrated dishwasher. Bowl and a half single drainer sink unit with Swan neck mixer tap. Part tiled walls. Laminated tiled effect floor. Recessed spotlights.



#### **UTILITY ROOM:**

**14' 8" x 5' 10" (4.48m x 1.79m)**

Range of low level units. Woodgrain effect round edge work surface. Single drainer stainless sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Oven and hob. Part tiled walls. Mahogany effect PVC double glazed door to rear patio area and garden. Access to attached double garage.



#### **CLOAKROOM:**

Close couple low flush wc.

### **BEDROOM (1):**

**14' 4" x 9' 9" (4.37m x 2.97m)**

Measurements taken to widest points.



### **EN SUITE TOILET:**

Bidet with mixer tap. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Part tiled walls. Laminated tile effect floor.

### **BEDROOM (2):**

**13' 0" x 11' 5" (3.96m x 3.47m)**

Built in robes with fitted interior.



### **BEDROOM (3):**

**13' 0" x 11' 0" (3.96m x 3.36m)**

Measurements taken to widest points. Built in robes with fitted interior. Vanity unit with work surface and wash hand basin. Part tiled walls. Laminated timber floor.



### **BATHROOM:**

Shower cubicle with Aqualisa thermostatic shower. Panelled corner bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Laminated tile effect floor.

**ROOFSpace:** Aluminium sliding ladder. Floored. Light and power. Window to gable wall.

### **OUTSIDE**

Large front garden laid in lawn with spacious driveway and parking area. Double electric entrance gates. Extensive rear and side garden laid in lawn with paved patio area. PVC oil storage tank. Outside tap and light. Private aspects to rear. Mature trees and shrubbery.



### **ATTACHED DOUBLE GARAGE:**

**27' 9" x 23' 6" (8.45m x 7.16m)**

Measurements taken to widest points. Two up and over doors. Work bench. Oil fired boiler. Light and power. Roofspace.

**DIRECTIONS:** From Pond Park Road East turn onto Oldpark Road. Number 1a 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 £1,522.50



### 1A Oldpark Road

Approximate Gross Internal Area = 191.6 sq m / 2062 sq ft  
(Including Double Garage)

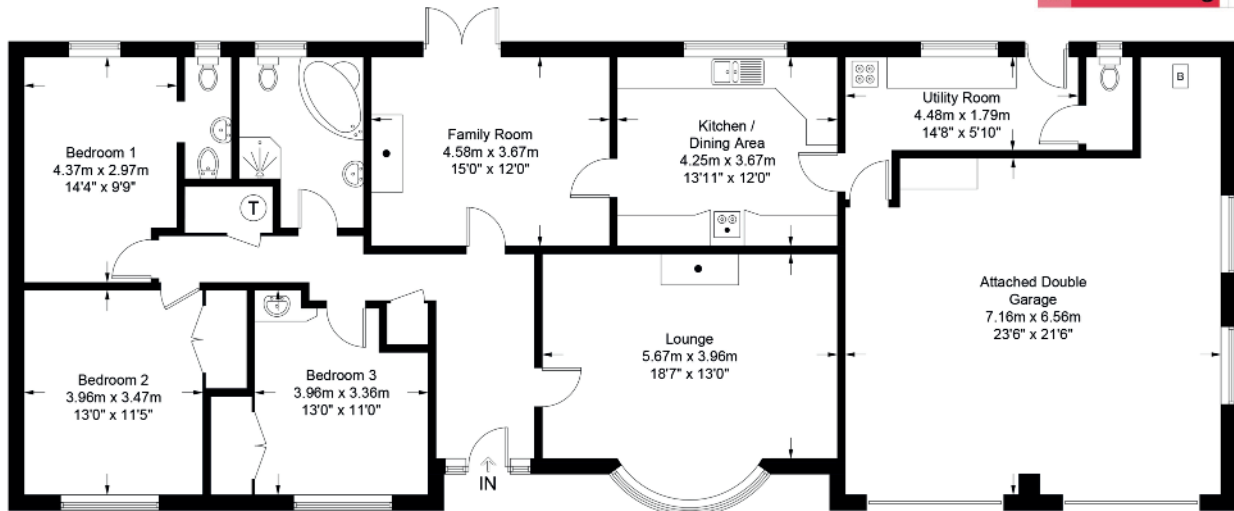
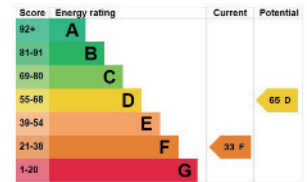


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## VALUATION SERVICE

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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