



33 Laurel Wood, Ballinderry Lower, Lisburn

OIRO £141,950 Freehold

Presenting a lovely 3 bedroom mid townhouse in the centre of Lower Ballinderry.

Mid townhouse | Lounge | Kitchen/dining | Downstairs WC | 3 Bedrooms | Bathroom with separate shower | Oil fired central heating | PVC Double Glazing | Gardens |

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Presenting a lovely 3 bedroom mid townhouse in the centre of Lower Ballinderry.

The village of Lower Ballinderry is within a short drive of the A26/ airport road and the M1 motorway junction and Railway Station at Moira, and offers superb accessibility to Lisburn, Belfast, the international airport and other major centres and benefits from a modern primary school.

The accommodation briefly comprises entrance hall, lounge with attractive feature fireplace, open plan kitchen/dining with patio doors to the rear garden, ground floor WC, 3 bedrooms and bathroom with both bath and separate shower enclosure.

Externally there is a pedestrian gate to the front garden, with an enclosed rear garden with lawn and patio area, and there is ample parking to the rear.

Oil fired central heating and PVC double glazed windows add to the comfort and economy on offer.

Ideally suited to the first time buyer or to investors seeking an easily maintained and excellent investment opportunity, we strongly recommend early viewing through Falloon Estate Agents.

Tenure: Freehold

GROUND FLOOR :

Entrance hall

Hardwood outer door with glazed panel. Laminate flooring. Stairs to first floor with spindle balustrade. Single panelled radiator.

Lounge

w: 3.21m x l: 4.64m (w: 10' 6" x l: 15' 3")

Open fire with light oak surround and granite hearth. Spot lights. Double panelled radiator.

Kitchen/dining

w: 3.14m x l: 5.37m (w: 10' 4" x l: 17' 7")

Range of high and low level units in cream finish. 1.5 bowl stainless steel sink unit, mixer tap. Integrated oven, hob and extractor.

Fridge/freezer (integrated doors in place, but appliance is not fully integrated). Plumbed for washing machine. Splashback tiling.

Laminate flooring. Spotlights. Double panelled radiator. Patio doors.

WC

Low flush WC and wash hand basin. Extractor fan. Laminate flooring.

FIRST FLOOR:

Landing

Hot press with copper cylinder and immersion heater. Access to roof space.

Bedroom 1

w: 2.85m x l: 3.91m (w: 9' 4" x l: 12' 10")

Double panelled radiator.

Bedroom 2

w: 2.83m x l: 3.92m (w: 9' 3" x l: 12' 10")

Double panelled radiator.

Bedroom 3

w: 2.42m x l: 2.73m (w: 7' 11" x l: 8' 11")

Built in wardrobe. Single panelled radiator.



Bathroom

w: 2.42m x l: 2.67m (w: 7' 11" x l: 8' 9")

White suite comprising panelled bath with mixer tap. Shower enclosure with 'Mira' electric shower. Pedestal wash hand basin, mixer tap. Low flush WC. Tiled floor. Extractor fan. Spot lights. Double panelled radiator.

Outside

Pedestrian gate to front garden. Shrub bed. Paved path.

Enclosed rear garden with pebbled area, lawn and paved paths. Timber fencing. PVC oil storage tank. Oil fired boiler in housing.

Parking to rear.

Tenure

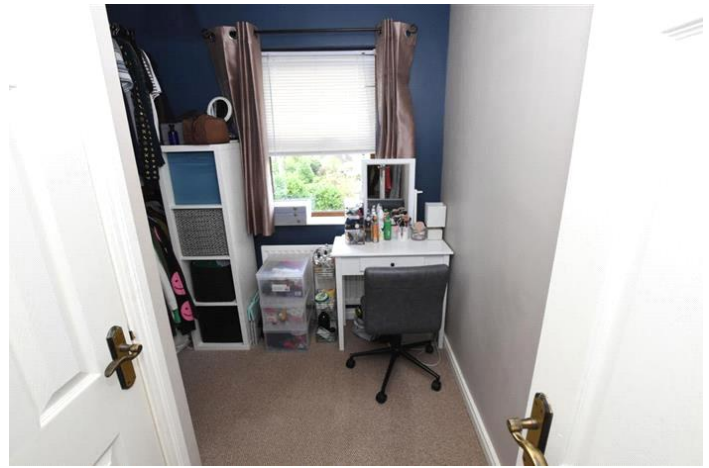
We have been advised that the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

Rates payable

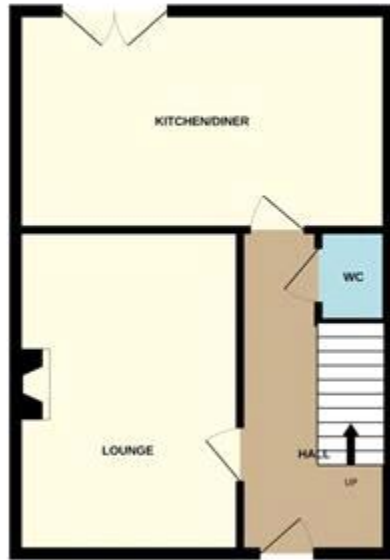
Details from LPSNI website - Capital value of £92,500 with rates payable of £804.75

Service Charge

We are advised by the vendor that the service charge for the period 1/8/24 - 31/7/25 is £TBC



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	76
Northern Ireland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.