



111 Woodland Park, Lambeg, Lisburn

£225,000 Leasehold

A fantastic opportunity to acquire a detached bungalow on a spacious site in the ever popular and sought after Woodland area off the Moss Road at Lambeg.

Detached bungalow | Extensive site | Lounge | Kitchen | 3 Bedrooms | Oil fired central heating | PVC Double Glazing | Chain free |

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FALLOON
Estate Agents

A fantastic opportunity to acquire a detached bungalow on a spacious site in the ever popular and sought after Woodland area off the Moss Road at Lambeg.

No. 111 is conveniently situated within a short distance of local shops, schools and public transport links.

The accommodation briefly comprises entrance porch, entrance hall, lounge, kitchen, 3 bedrooms and bathroom. There is an attached garage.

The property benefits from oil fired central heating and PVC double glazed windows.

Priced to allow for some updating, the property enjoys a large end of cul de sac site backing onto a delightful rural outlook, with huge scope to modernise and extend, subject to any necessary consents.

Tenure: Leasehold

Parking options: Garage, Off Street

Garden details: Private Garden

GROUND FLOOR :

Covered porch

Entrance hall

Lounge

w: 3.33m x l: 4.26m (w: 10' 11" x l: 14')

Tiled fireplace.

Kitchen

w: 2.74m x l: 2.91m (w: 9' x l: 9' 7")

Range of high and low level units. Stainless steel sink unit, mixer tap.

Bedroom 1

w: 3.34m x l: 4.22m (w: 10' 11" x l: 13' 10")

Tiled fireplace.

Bedroom 2

w: 2.88m x l: 3.03m (w: 9' 5" x l: 9' 11")

Bedroom 3

w: 1.98m x l: 2.9m (w: 6' 6" x l: 9' 6")

Built in wardrobe.

Bathroom

w: 1.82m x l: 1.82m (w: 6' x l: 6')

Panelled bath with mixer tap and shower fitting, pedestal wash hand basin and low flush WC. Part tiled walls.

Garage

Attached garage. Up and over door. Pedestrian door.

Outside

Large site mostly in lawn.

Required info under Trading Standards Guidance

TENURE

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

RATES PAYABLE

Details from the LPSNI website - estimated rates bill £957.00





111 Woodland Park Lambeg LISBURN BT27 4PG



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 65 |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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/fittings 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.