



**36 LAUREL WOOD,
BALLINDERRY LOWER, LISBURN, BT28 2GQ**

- An Exceptionally Well Presented End Terrace Property Situated Within This Ever Popular Residential Location Convenient To Both Moira And Lisburn
- Entrance Hall With Double Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge With Decorative Wooden And Granite Fireplace
- Luxury Kitchen/Dining Area With Range Of Integrated Appliances
- Three Bedrooms (One With Range Of Built In Robes)
- Bathroom With White Suite Including Quadrant Shower Cubicle

PRICE: OFFERS IN THE REGION OF £149,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D66

REF: DLI70225SR

- Front Garden Laid In Gravel With Paved Path To Entrance Door
- Enclosed Rear With Decking Area
- Carparking Area To Rear
- Oil Fired Central Heating System
- Golden Oak Effect PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Double glazed entrance door. Storage under stairs. Tiled floor.

CLOAKROOM:

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

LOUNGE:

15' 3" x 10' 9" (4.66m x 3.27m)

Decorative wooden and granite fireplace with open fire.



LUXURY KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

17' 7" x 10' 2" (5.36m x 3.09m)

Range of high and low level units. Quartz effect work tops. Integrated Belling five ring hob. Integrated Bosch oven. Integrated Hotpoint microwave. Integrated fridge freezer. Plumbed for washing machine. Integrated tumble dryer. Airforce extractor unit. Composite Blanco sink unit with Quartz effect single drainer and swan neck mixer tap. Boiling water tap. Tiled floor. Recessed spotlights. Double glazed double doors to rear decking area.



FIRST FLOOR

BEDROOM (1):

12' 8" x 9' 4" (3.87m x 2.84m)

Measurements to include range of built in robes.



BEDROOM (2):

12' 11" x 9' 4" (3.93m x 2.84m)

BEDROOM (3):

8' 11" x 7' 11" (2.71m x 2.41m)

Measurements to include built in storage.



BATHROOM:

White suite. Quadrant shower cubicle with Triton electric shower. Panelled bath with mono style mixer tap. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Separate hotpress on landing.



OUTSIDE

Front garden laid in gravel with paved path to entrance door. Gated entrance. Paved path leading to enclosed covered area to the side. Enclosed rear. Rear decking area. PVC oil storage tank. Boiler house with oil fired boiler. Outside tap and light.



DIRECTIONS

From Lower Ballinderry Road turn left onto Aghalee Road. 36 Laurel Wood 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:

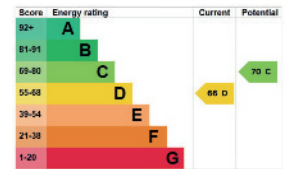
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £804.75

SERVICE CHARGE:

A service charge of £20 per month (at present) is payable to cover maintenance to communal areas including carpark area to the rear, we recommend the purchaser and their solicitor confirm the cost and inclusions.



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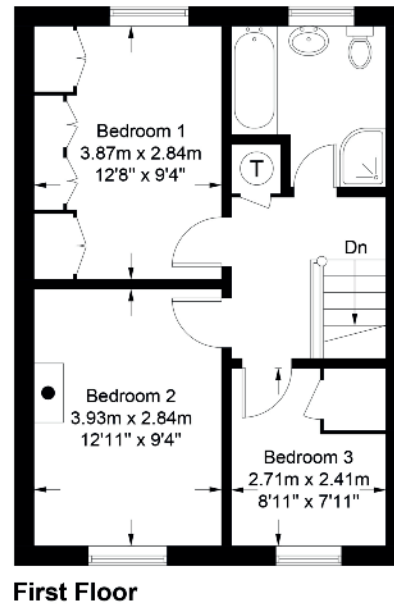
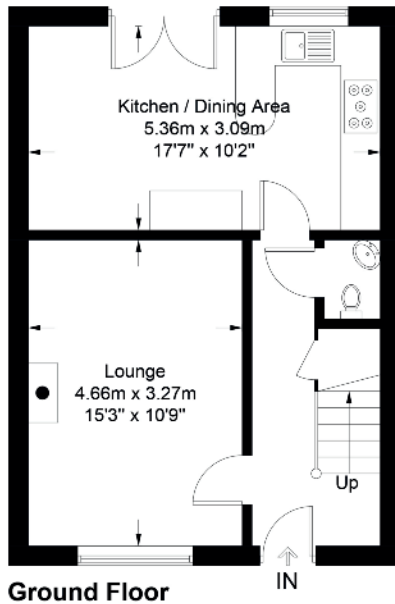


Illustration for identification purposes only, measurements are approximate, not to scale, Fourlabs.co © 2025 (ID1169725)

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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