

simon**BRIEN**  
RESIDENTIAL

15 Sandymount,  
Lisburn, BT27 5TJ



Offers Around £139,950

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## KEY FEATURES

- Well Presented Three Bedroom Mid-Terrace Positioned in Sandymount, Ballyskeagh
- Ideally Positioned in a Quiet Cul-De-Sac and Close to a Host of Amenities in the Area Including Golf Clubs, the Lagan Towpath and McIlroy Park
- Located Within Close Proximity to Lisburn City Centre and Sprucefield Shopping Centre
- Close to Excellent Schools, Parks, Belfast City and International Airport and Hillsborough Village
- Three Well Proportioned Bedrooms
- Open Plan Living Dining Kitchen Area
- Fitted Kitchen with Range of Built in Units, Appliances and Storage
- Modern Fitted Bathroom with White Suite and Additional Storage
- Enclosed Private Front Garden Laid in Lawns
- Private Laneway to Rear with Access to a Private Garden Area
- Detached Garage with Excellent Additional Storage
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Fitted Positive Input Ventilation System
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

## DESCRIPTION

We are delighted to bring to the market this well-proportioned three-bedroom mid-terrace positioned in Sandymount, Ballyskeagh. Finished to a great standard throughout, the location offers ease of access for the city commuter to Belfast City Centre and both Belfast Airports. The property is also within close proximity to Lisburn City Centre, Sprucefield Shopping Centre and Royal Hillsborough Village.

In short the property comprises of: reception porch, open plan kitchen living dining space, fitted kitchen with range of units and ample space for casual dining, three well-appointed bedrooms and a modern fitted bathroom with white suite.

The property further benefits from UPVC double glazing, gas fired central heating, an enclosed private front garden laid in lawns, private laneway with access to a rear garden area and a detached garage providing excellent additional storage.

With generously proportioned room sizes providing bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## ACCOMMODATION

### GROUND FLOOR

Enlosed front garden laid in lawns with walkway to composite front door.

### RECEPTION PORCH

Tiled floor, access to electric metre, futher glazed inner door to living room.

### LIVING ROOM:

**18' 2" x 14' 5"**  
**(5.54m x 4.39m)**

Outlook to front, tile floor, fireplace with carved wooden mantlepiece and granite inset, additional built in shelving, low voltage recess spot lighting.





## KITCHEN/DINER

12' 8" x 11' 9" (3.86m x 3.58m)

Fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with side drainer and chrome taps, built in four ring stainless steel gas hob with built in stainless steel extractor fan, built in storage and cabinetry, built in high level oven and grill, larder storage, space for fridge freezer, tiled floor, space for casual dining, low voltage recess spot lighting.

Stairs to first floor landing.



## FIRST FLOOR

### BEDROOM (1):

14' 5" x 8' 7" (4.39m x 2.62m)

Outlook to front, original exposed and treated timber wooden floor.



### BEDROOM (2):

12' 5" x 8' 4" (3.78m x 2.54m)

Outlook to rear.



### BEDROOM (3):

9' 0" x 7' 0" (2.74m x 2.13m)

Velux window and access hatch to roof space.





**BATHROOM:**

White suite comprising of low flush WC with push button, floating wash hand basin with chrome mixer tap and built in vanity unit, walk in shower with fixed glass door and soakaway shower tray, tiled shower enclosure with chrome thermostatic controller valve, telephone attachment and rainfall headset, feature pattern tile floor, chrome heated towel rail, low voltage recess spot lighting, hot press with shelving, extractor fan.



**OUTSIDE**

Enclosed rear garden with bin storage and access to gas tank, detached garage, outside tap and outside light.

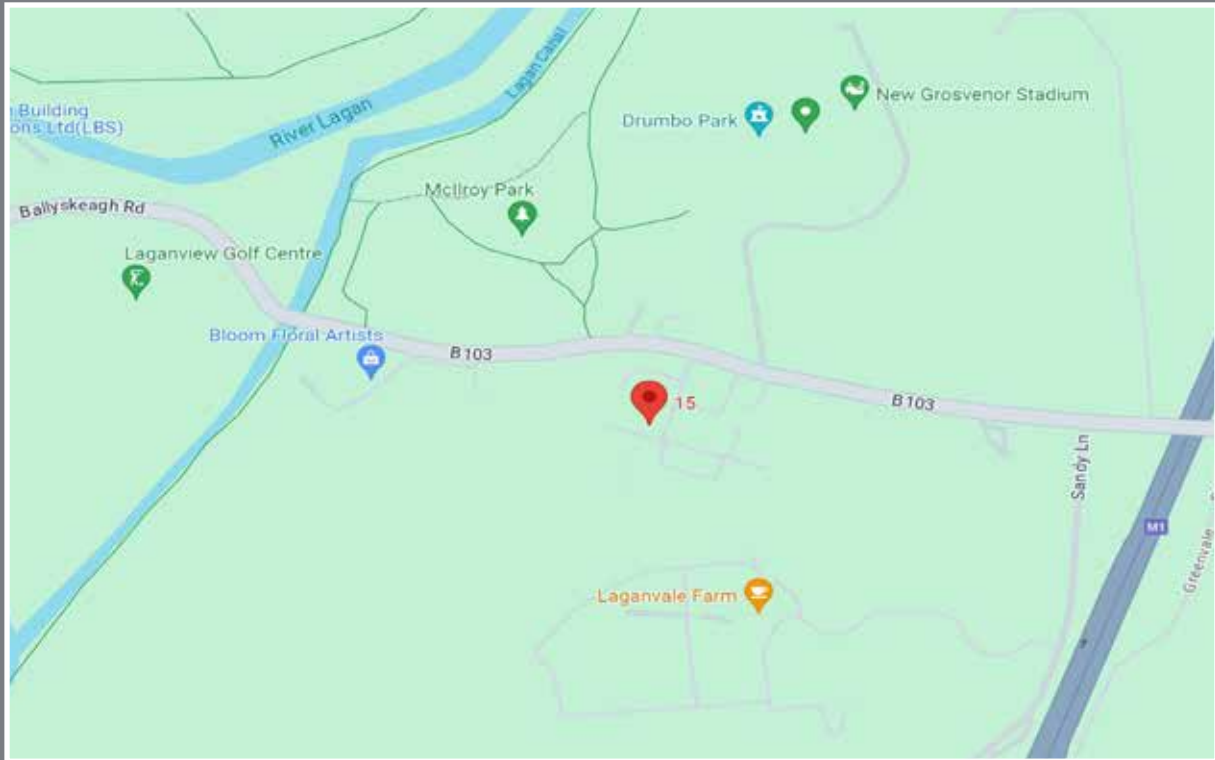
**DETACHED GARAGE:**

Metal up and over door, light and power.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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