



## 126 POND PARK ROAD, LISBURN, BT28 3RE



A very unique opportunity to acquire an extended detached property that enjoys an extensive, private elevated position within this established sought after location. Boasting exceptional well appointed family living accommodation extending to 1831 Sq/ft. Three good bright comfortable double bedrooms / principle bedroom with ensuite dressing room. Two comfortable reception rooms. Lounge with feature wood burner. Extended luxury fitted kitchen open plan / living / dining area. Feature downstairs luxury shower suite. Upvc double glazed windows / feature patio doors. Luxury white bathroom suite with feature Jacuzzi bath and separate Shower cubicle. Gas fired central heating system / feature wood burner. Feature flooring. Good, fresh presentation throughout. Large detached garage / workshop. Ample car parking. Fantastic mature rural location, however located only minutes distance from Belfast and Lisburn City via major nearby Road links.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £284,950

## 126 POND PARK ROAD, LISBURN, BT28 3RE

### Key Features

- A superior extended Detached family home.
- Principle bedroom with ensuite dressing room.
- Extended luxury fitted kitchen open plan to living / dining area with feature patio doors.
- Upvc double glazing / gas fired central heating system.
- Fantastic spacious elevated site with ample car parking.
- Three good bright double bedrooms.
- Two comfortable reception rooms.
- Feature downstairs shower suite.
- Luxury white bathroom suite with Jacuzzi bath and separate shower cubicle.
- Large detached garage / work shop.







## GROUND FLOOR

### EXTENDED FEATURE ENTRANCE PORCH

To;

### CLOAKROOM

10'3 x 6'4

### LOUNGE

22'5 x 16'9

Feature flooring. Feature wood burner.

### LIVING ROOM

12'7 x 9'2

Feature archway open plan to;

### EXTENDED KITCHEN / DINING AREA

31'0 x 11'3

Range of high and low level units, formica work surfaces, plumbed for dishwasher, plumbed for washing machine, single drainer sink unit, feature sliding double glazed patio doors.

### LUXURY SHOWER SUITE

Shower cubicle, wash hand basin, low flush w.c, pvc wall coverings.

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

17'1 x 11'6

### ENSUITE DRESSING ROOM

### BEDROOM 2

15'9 x 9'4

### BEDROOM 3

11'9 x 8'9

### WHITE BATHROOM SUITE

9'8 x 8'9

Feature Jacuzzi Paneled bath, telephone hand shower, low flush w.c, pedestal wash hand basin, shower cubicle with electric shower unit, chrome heated towel rail.

### OUTSIDE

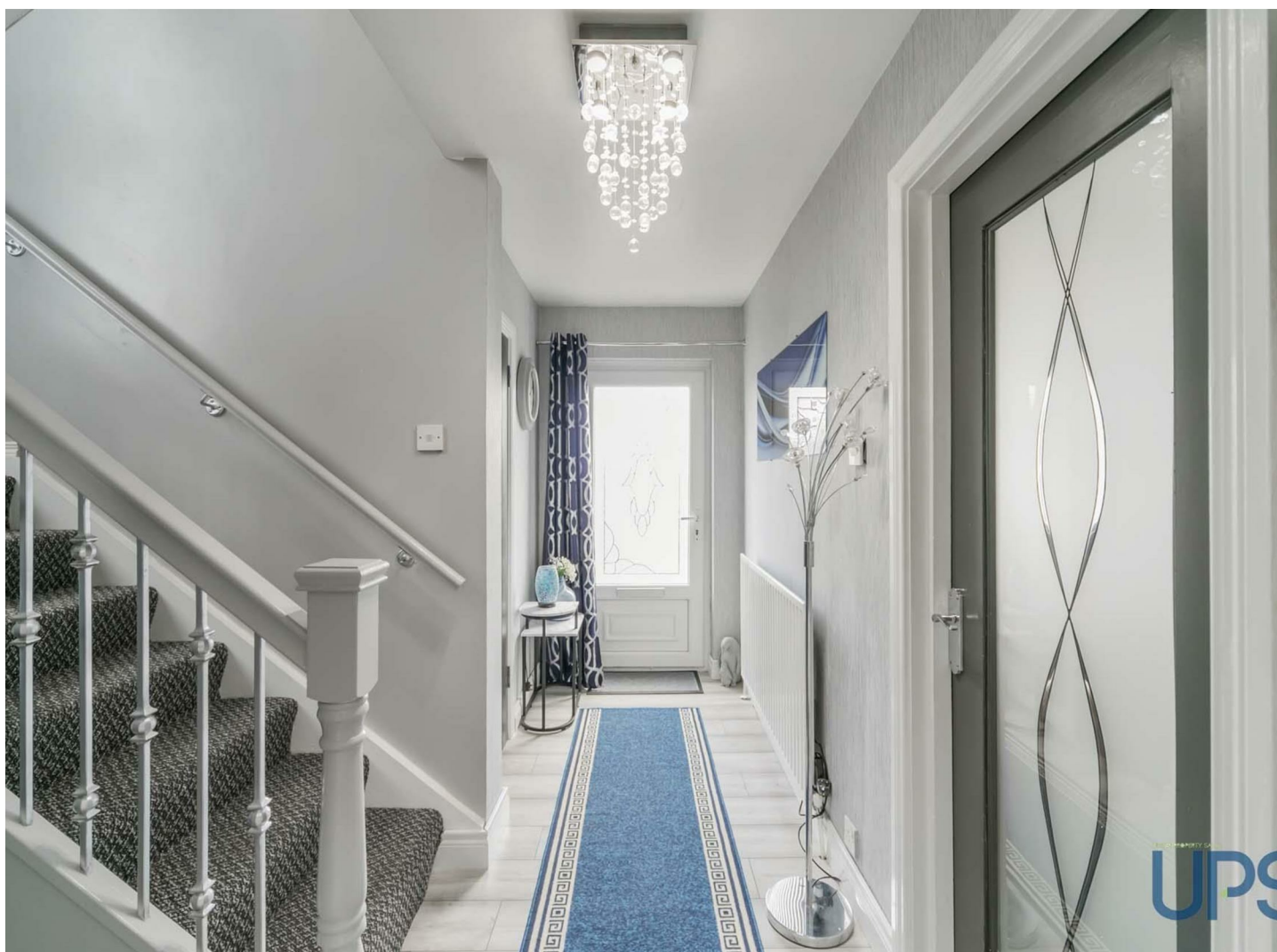
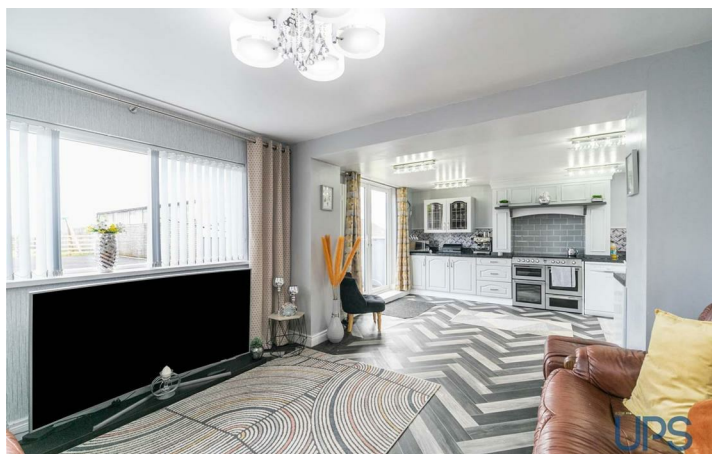
Extensive site with gardens front and rear, neat lawns and planting, feature private flagged patio area to front walled with pillars. Tarmac area to rear with ample car parking.

### DETACHED GARAGE / WORK SHOP

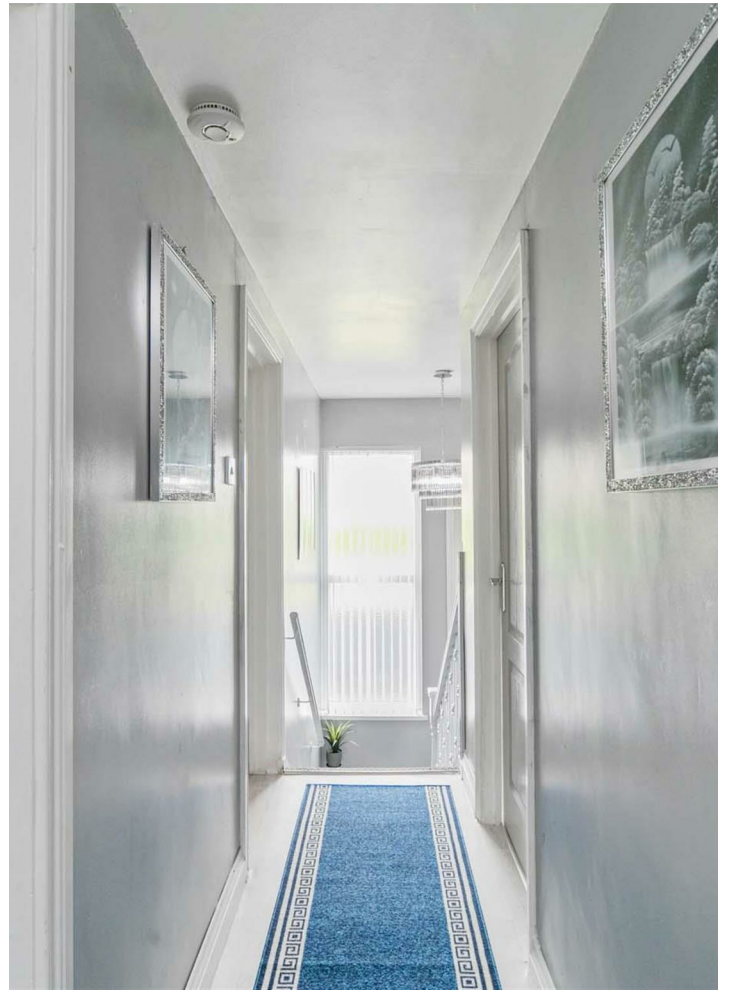
21'8 x 16'2

Roller door, light and power.

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UPS

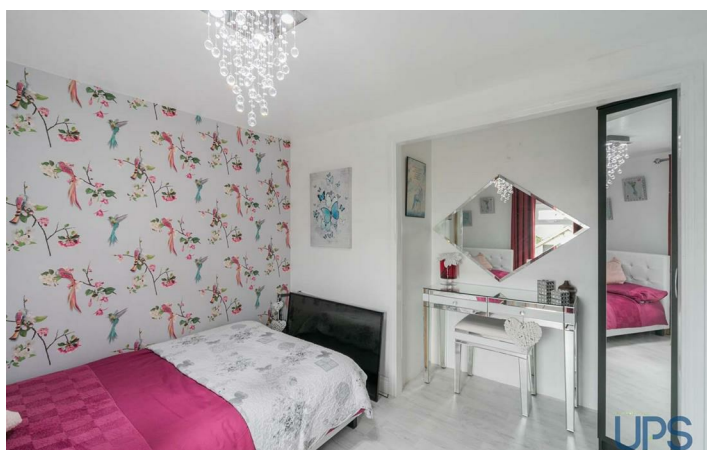
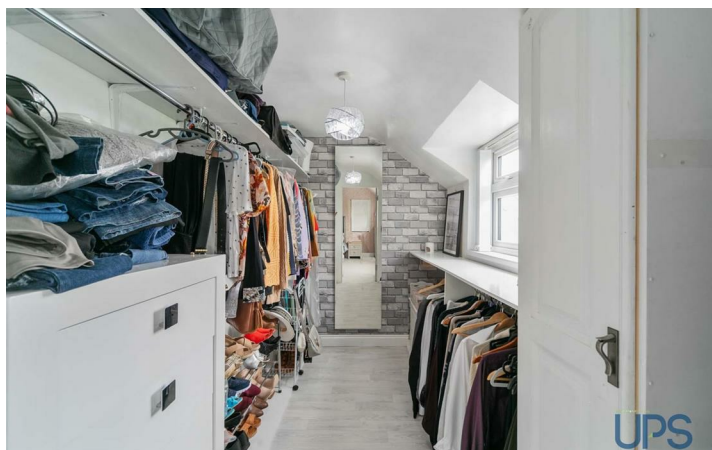


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# 126 POND PARK ROAD, LISBURN, BT28 3RE



Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Conor on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18056157**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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