



## 35 Laurel Wood, Ballinderry Lower, Lisburn

**£134,950**

**INACTIVE**

Presented to an excellent standard we are delighted to bring to the market this ready to move into 3 bedroom mid townhouse house in the centre of Lower Ballinderry,

Mid townhouse | Lounge | Kitchen/dining | 3 Bedrooms | Oil fired central heating | PVC Double Glazing | Recently redecorated and carpeted | Vacant possession |

**028 9266 3396**

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Presented to an excellent standard we are delighted to bring to the market this ready to move into 3 bedroom mid townhouse in the centre of Lower Ballinderry.

Benefitting from a modern primary school, 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.

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.

No. 35 has been recently decorated and re-carpeted throughout, leaving prospective purchasers just the furnishings to add.

Externally there is a pedestrian gate to the front garden, with an enclosed 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.

The property is offered on a chain free basis so an early completion is available.

Parking options: Off Street  
Garden details: Private Garden

## 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 light oak finish. 1.5 bowl stainless steel sink unit, mixer tap. Integrated oven, hob and extractor. Space for fridge/freezer (integrated doors in place). Plumbed for washing machine. Part PVC panelled ceiling with inset spotlights. Splashback tiling. Tile effect laminate flooring. Double panelled radiator. Patio doors.

### WC

Low flush WC and wash hand basin. Laminate flooring.

## FIRST FLOOR:

### Landing

Hot press.

### Bedroom 1

w: 2.87m x l: 3.91m (w: 9' 5" x l: 12' 10")

Double panelled radiator.

### Bedroom 2

w: 2.88m x l: 3.92m (w: 9' 5" 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**

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. Low maintenance pebbled area. paved path.

Enclosed rear garden with lawned and paved patio areas. 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**

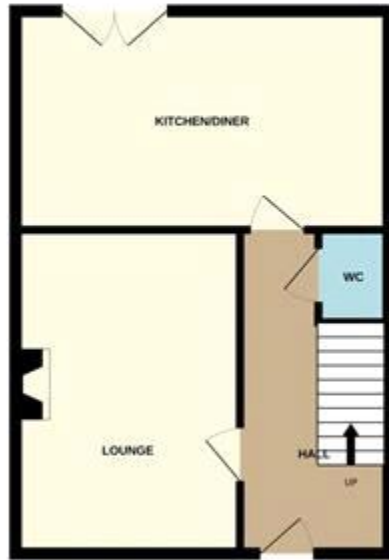
Details from the LPSNI website - Capital value £92,500 with rates payable of £773.86

**Service Charge**

We are advised by the vendor that the service charge for the period 1/8/23 - 31/07/24 is £243.99 per annum



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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/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.