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NETWORK STRENGTH – LOCAL KNOWLEDGE

23 Sandymount, Lisburn, BT27 5TJ

Offers Around £149,950

Ideally positioned, tucked away within this peaceful and quiet cul-de-sac setting, this well-appointed home enjoys a semi-rural feel while remaining only minutes from the amenities of Belfast and Lisburn. The property offers bright and spacious accommodation and is offered for sale chain free.

The location also provides excellent access to beautiful parklands including Lady Dixon Park, a number of golf courses, leisure facilities and a wide range of amenities, with McIlroy Park on Ballyskeagh Road also close by, providing attractive riverside walks and access towards the Lagan Towpath via Rambler's Bridge.

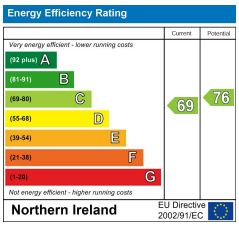
Three good-sized bedrooms and a white bathroom suite complete the first floor.

On the ground floor there is a welcoming entrance porch, a large living room with a wooden-effect stripped floor which is open plan to a sizeable dining and entertaining area, together with a fitted kitchen.

Externally, the property benefits from access to a garage and an enclosed, low-maintenance flagged front garden. The property also benefits from oil-fired central heating and uPVC double glazing.

A beautiful home with excellent potential, offering a peaceful semi-rural setting while remaining highly convenient to Belfast, Lisburn and a wide range of schools, shops, leisure facilities, parklands, golf courses and transport links. Early viewing is recommended.

- **A superb, sizeable mid-terrace home tucked away in this small and quiet cul-de-sac setting, conveniently located close to Lambeg, Lisburn and Belfast.**
- **Large, bright and airy living room, open plan to a sizeable dining and entertaining area.**
- **White bathroom suite on the first floor.**
- **Well-maintained, low-maintenance flagged front garden, with access to the garage from the rear.**
- **Well-appointed accommodation throughout.**
- **Three good-sized bedrooms.**
- **Fitted kitchen with spotlights.**
- **Oil-fired central heating system / uPVC double glazing / Higher-than-average energy rating (EPC C-69)**
- **Offered for sale chain-free and enjoying a semi-rural feel while remaining conveniently located just minutes from both Belfast and Lisburn.**
- **Early viewing is strongly recommended to appreciate this spacious home, extending to approximately 900 sq ft.**



GROUND FLOOR
uPVC double glazed front door to entrance porch, tiled floor, inner door to;

LIVING ROOM
A big, bright and airy room with wooden-effect stripped flooring, open plan to a sizeable dining and entertaining area.

KITCHEN
Range of high and low-level units, single drainer sink unit, integrated dishwasher, tiled floor, spotlights and uPVC double-glazed back door.

FIRST FLOOR
Spacious landing.

BEDROOM 1

BEDROOM 2

BEDROOM 3

WHITE BATHROOM SUITE
Bath, electric shower unit, low-flush W.C., wash hand basin with storage unit, roof-light, tiled walls and tiled floor.

OUTDOOR
Enclosed, good-sized, low-maintenance flagged front garden with mature hedging providing privacy. Garage to rear with light, power, pedestrian access and vehicle roller door, together with plumbing for washing machine.

Floor Plan

23 Sandymount, LISBURN, BT27 5TJ

Total Area: 83.6 m² ... 900 ft²
All measurements are approximate and for display purposes only

Area Map

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