

**FOR SALE**

**10 Ballynamoney Lane, Lurgan BT66 8RU**

3 BEDROOM DETACHED BUNGALOW ON C.0.26 AC

**Lisney**

COMMERCIAL REAL ESTATE



## FEATURES

Just 1.5 miles from Lurgan Town Centre

Detached bungalow on large site

3 bedrooms and 2 reception rooms

Ideal refurbishment opportunity

Semi-rural location

Large driveway with electric gates



Reception Room

### LOCATION

The subject property is located in the Ballynamoney area of Lurgan, approximately 1.5 miles from Lurgan town centre. The property is in a well connected location with bus and train services within 1.4 miles.

Lurgan benefits from convenient access to everyday amenities, including local shops, schools, leisure facilities and the extensive green space of Lurgan Park.

### DESCRIPTION

The subject property comprises a detached bungalow on a site of approximately 0.26 acres, comprising an entrance hall, living room with fireplace, kitchen, three bedrooms and a bathroom.

The dwelling sits within mature gardens and is accessed by a private driveway with electric gates from Ballynamoney Lane. The site is enclosed by a mix of hedging, mature trees and boundary fencing, providing a pleasant and private setting.



Reception Room



Bedroom



Kitchen

### ACCOMMODATION

We understand the approximate site area is c.0.26 acres. The approximate areas are given opposite:

Room	sqm	sqft
Cloakroom	2.4	25.83
Living Room	15.4	165.76
Dining Room	17.3	186.22
Kitchen	11.02	118.62
Bed 1	8.2	88.26
Bed 2	10.7	115.17
Bed 3	9.6	103.33
Bathroom	4.39	47.25
Hallway	12.5	134.55
<b>Total</b>	<b>91.51</b>	<b>984.99</b>

### TITLE

Assumed freehold or long leasehold title.

### PRICE

£160,000 exclusive

### RATES PAYABLE

Capital Value:  
£75,000

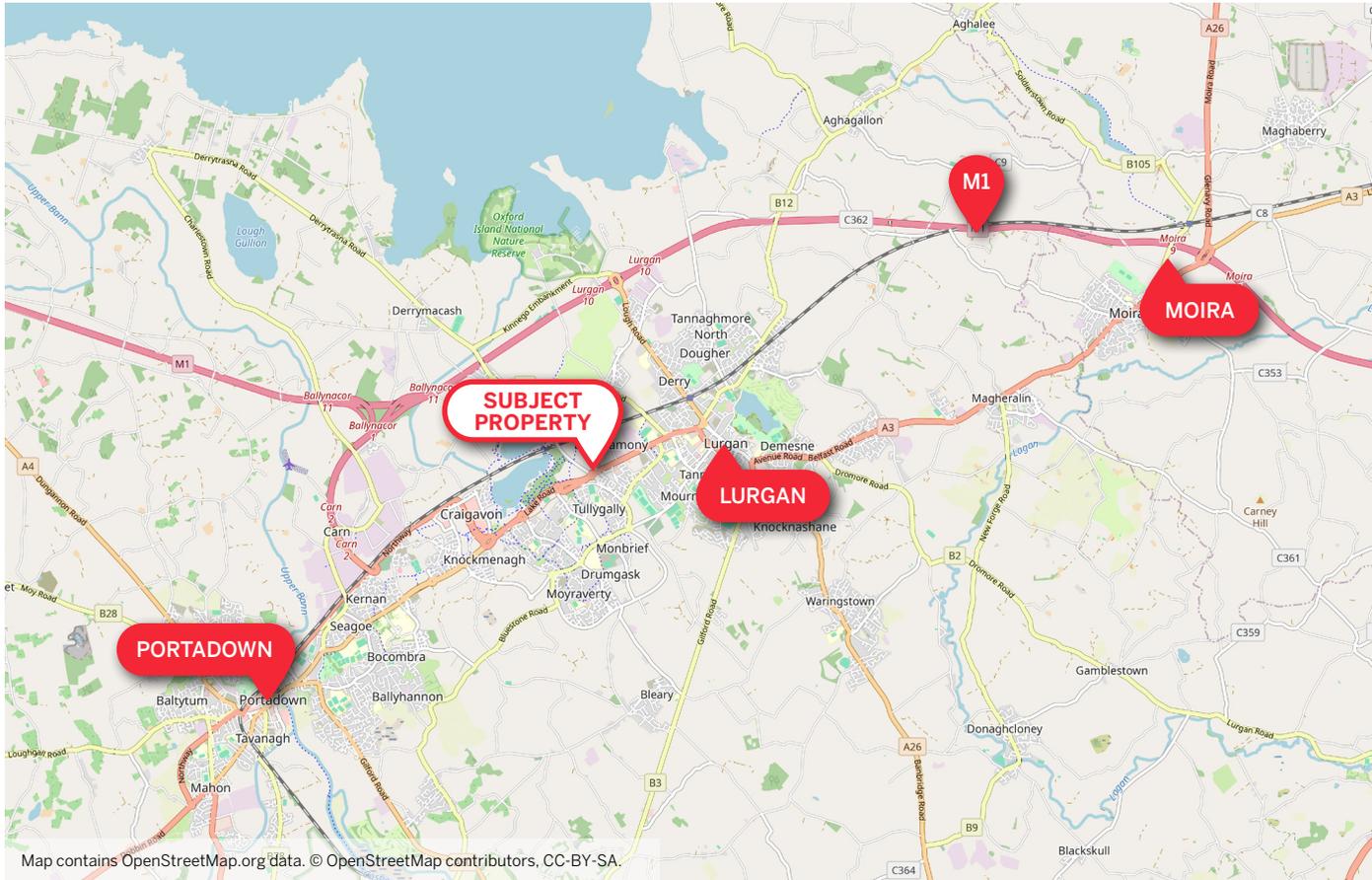
Rates Poundage 2025/26:  
£0.010559

Rates Payable:  
£791.93



Bedroom

## LOCATION



## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## STAMP DUTY:

Stamp duty, if applicable will be the liability of the purchaser.

## EPC

The EPC rating is **XXXX**

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D	TBC	TBC
39-54	E		
21-38	F		
1-20	G		

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 25029

# Lisney

COMMERCIAL REAL ESTATE

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Viewing strictly by appointment with the sole selling agent Lisney

### Lisney Commercial Real Estate

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