



## 37 RATHVARNA AVENUE, LISBURN, BT28 2UZ

- A Well Presented Semi Detached Bungalow Occupying A Prime End Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Cloakroom
- Lounge With Decorative Wooden And Tiled Fireplace Plus Laminated Timber Floor
- Kitchen/Dining Area / Freestanding Cooker Included In Sale
- Rear Hall With Large Storage Cupboard And PVC Double Glazed Door To Rear Patio Garden
- Two Bedrooms With Built In Storage Cupboards
- Shower Room

**PRICE: OFFERS IN THE REGION OF £129,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D59**

**REF: DL170725SR**



- Front Garden Laid In Lawn With Path To Entrance Door
- Enclosed And Private Rear Patio Garden
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors

## ACCOMMODATION

Measurements are approximate.

### OPEN ENTRANCE PORCH

#### ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panel. Cloakroom. Hotpress.



#### LOUNGE:

13' 1" x 10' 9" (3.98m x 3.27m)

Decorative wooden and tiled fireplace with coal effect electric fire. Laminated timber floor.



#### KITCHEN/DINING AREA:

10' 0" x 9' 11" (3.04m x 3.03m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Freestanding cooker included. Extractor unit. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Dining bar. Part tiled walls.



#### REAR HALL:

Large storage cupboard with light. Tiled floor. PVC double glazed door to rear patio garden.



**BEDROOM (1):**  
**10' 6" x 10' 2" (3.20m x 3.10m)**  
Built in storage cupboard.



**BEDROOM (2):**  
**10' 0" x 6' 3" (3.04m x 1.91m)**  
Built in storage cupboard.



**SHOWER ROOM:**  
Shower enclosure with Triton electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. PVC panelled walls. Tiled floor.



## OUTSIDE

Front garden laid in lawn with path to entrance door. Enclosed and private rear patio garden. Garden shed. Warmflow condensing type oil fired boiler. PVC oil storage tank. Outside tap and light.

**TENURE:**  
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:**  
For period April 2025 to March 2026 £636.86

**DIRECTIONS**  
From Rathvarna Drive turn into Rathvarna Avenue. Take the second right into the cul de sac. Number 37 is straight ahead.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 37 Rathvarna Avenue

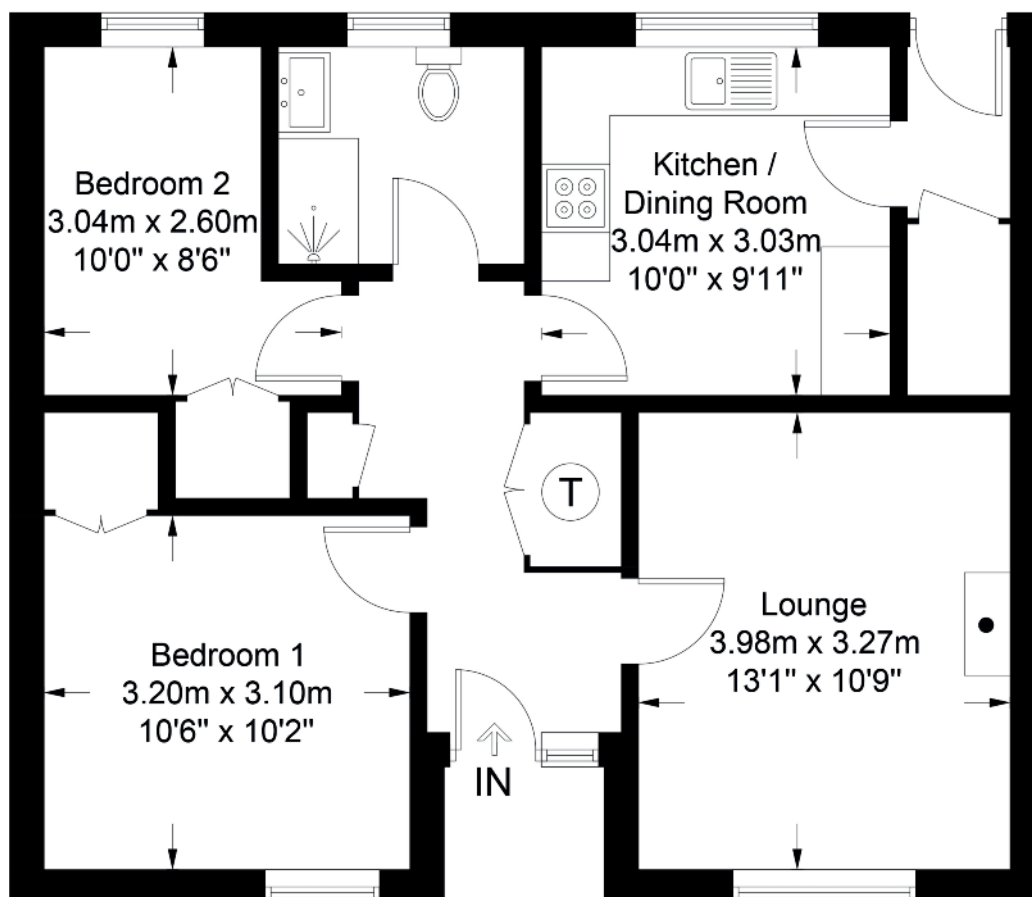


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1221338)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		

## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

# www.hgraham.co.uk

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