



3 RATHVARNA HEIGHTS, LISBURN, BT28 2WU



- A Most Outstanding And Well Presented Semi Detached Property Occupying A Pleasant Setting Within This Ever Popular And Convenient Residential Location
- Lounge With Laminated Timber Floor
- Spacious Kitchen And Dining Area With Useful Adjoining Store
- Rear Hallway With Adjoining Cloakroom With Low Flush Suite
- Three Good Sized Bedrooms
- Bathroom With White Suite, Thermostatic Shower And Chrome Finish Heated Towel Rail
- Rear Garden With Private And South Westerly Aspects / Spacious Tarmac Driveway

PRICE: OFFERS IN THE REGION OF £159,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C7I

REF:DL290825HG

- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- Newly built in 2005 this excellent property will make a perfect starter home, we strongly recommend early viewing.

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Laminated Timber floor.

LOUNGE:

4.07m (13'4") x 3.57m (11'9")

Laminated timber floor.

SPACIOUS KITCHEN/DINING AREA:

5.30m (17'5") x 3.37m (11'1")

Measurement taken to widest points. Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit. Swan neck mixer tap. Part tiled walls. Tiled floor. Plumbed for washing machine. Built in cupboard with gas fired combi boiler. Adjoining store with light.

REAR HALL:

PVC double glazed back door. Ceramic tiled floor. Built in storage unit.

CLOAKROOM:

Low flush suite. Wash hand basin. Low flush WC. Ceramic tiled floor.



FIRST FLOOR

BEDROOM (1):

3.60m (11'10") x 2.86m (9'5")

Laminated timber floor. Built in robe.



BEDROOM (2):

3.40m (11'2") x 2.98m (9'9")

Laminated timber floor. Built in robe,



BEDROOM (3):

2.60m (8'6") x 2.42m (7'11")

Laminated timber floor.



BATHROOM:

Panelled bath. Mixer tap and thermostatic shower. Shower screen. Marble effect panelled walls at bath and shower area. Pedestal wash hand basin. Close couple low flush WC. Chrome finish heated towel rail. Ceramic tiled floor.



LANDING:

Two built in storage cupboards.

OUTSIDE:

Front garden with paved area and grass. Spacious tarmac driveway. Rear garden with private and southwesterly aspects laid in lawn. Paved patio area. 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 £864.31

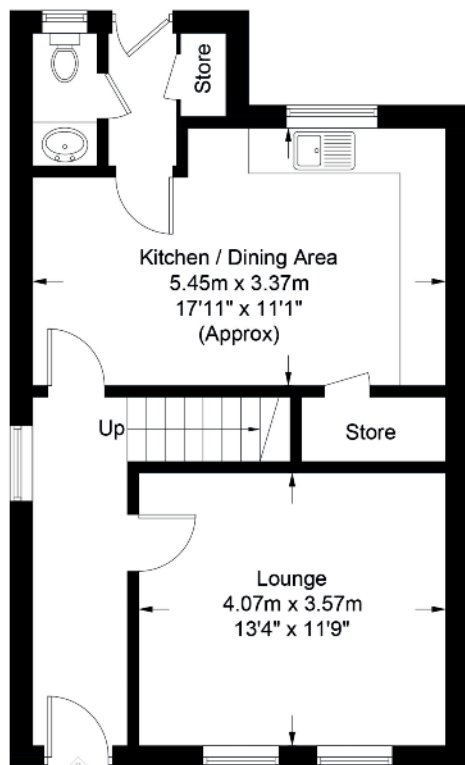
DIRECTIONS:

From Knockmore Road turn into Ballymacash Road then turn left into Rathvarna Heights, number 3 is on the right

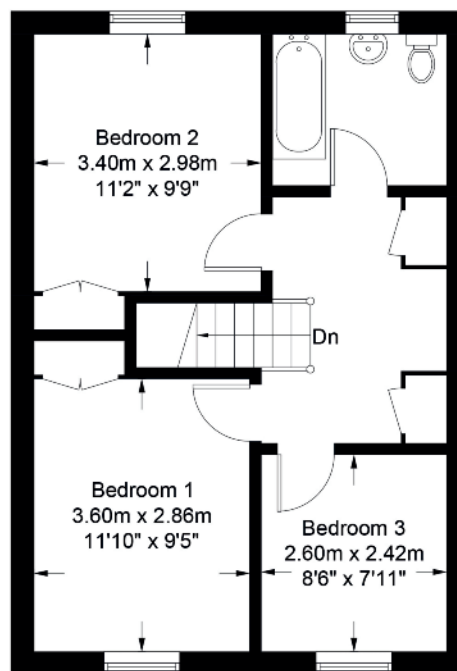
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



3 Rathvarna Heights, Lisburn



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1235689)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	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

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.