



2A FULMAR CRESCENT, LISBURN, BT28 3HT



- A Well Presented And Extended Detached Property Occupying An End Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Schools For All Ages
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Tiled Floor
- Lounge With Built In Storage And Shelving
- Luxury Kitchen/Dining Area With Range Of Integrated Appliances
- Living Area With Golden Oak Effect PVC Double Glazed Double Doors To Rear Decking Area
- Three Bedrooms With Built In Robes (One With Shower Room En Suite)
- Luxury Shower Room With Thermostatic Shower And Drencher Head

PRICE: OFFERS IN THE REGION OF £264,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E52

REF: DL210825SR

- Tarmac Driveway And Parking Area To Front And Side
- Enclosed Rear Garden Laid In Lawn With Decking Area
- External Store Room
- Oil Fired Central Heating System
- Part PVC Fascias And Soffits
- Golden Oak Effect PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL: PVC composite double glazed entrance door. Tiled floor. Recessed spotlights.

LOUNGE:

12' 11" x 9' 11" (3.94m x 3.01m)

Measurements to include built in storage and shelving.

LUXURY KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

16' 6" x 11' 11" (5.04m x 3.63m)

Excellent range of high and low level units. Granite effect work tops. Granite effect upstands. Integrated five ring Zanussi gas hob. Integrated double Zanussi oven. Integrated Zanussi microwave. Integrated fridge freezer. Integrated dishwasher. AEG extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel Franke sink unit with swan neck mixer tap. Tiled floor. Recessed spotlights. Open plan to living area.

LIVING AREA:

16' 6" x 11' 10" (5.04m x 3.60m)

Golden oak effect PVC double glazed double doors to rear decking area. Tiled floor. Recessed spotlights. Open plan to kitchen/dining area.



FIRST FLOOR

BEDROOM (1):

11' 9" x 11' 3" (3.59m x 3.42m)

Golden oak effect PVC double glazed double doors leading to Juliet balcony. Recessed spotlights.

WALK IN ROBE:

Sliding mirror door. Built in robes with sliding doors and fitted interior. Open plan to shower room en suite.

SHOWER ROOM EN SUITE:

Shower cubicle with Redring electric shower. Vanity unit with wash hand basin. Close couple low flush wc. Part tiled walls. Recessed spotlights.

BEDROOM (2):

16' 6" x 9' 8" (5.04m x 2.94m)

Measurements to include built in storage cupboard and built in robes with sliding doors and fitted interior. Recessed spotlights.

BEDROOM (3):

15' 5" x 9' 7" (4.71m x 2.93m)

Measurements taken to widest points and to include built in robes with sliding doors and fitted interior.

LUXURY SHOWER ROOM:

Shower enclosure with thermostatic shower and drencher head. Vanity unit with circular wash hand basin and mono style mixer tap. Close couple low flush wc. PVC panelled walls. Laminated tiled floor. Recessed spotlights.

OUTSIDE:

Tarmac driveway and parking area to front and side. Enclosed rear garden laid in lawn with gravel area and decking area. Raised flowerbeds with mature trees and shrubbery. Oil storage tank. Boiler house with oil fired boiler. Large garden shed.

EXTERNAL STORE ROOM:

18' 7" x 8' 10" (5.66m x 2.68m)

PVC double glazed entrance door. Light and power. Redring electric shower. PVC panelled walls. Utility cupboard plumbed for washing machine.



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 £1,046.27

DIRECTIONS: From Pond Park Road turn onto Nettlehill Road, Turn left onto Fulmar Avenue. At the end of the road turn right onto Fulmar Crescent. Follow the road to the end of the cul de sac. Number 2a is on the left.

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



2a Fulmar Crescent



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1233533)

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