



**68 KILLANEY AVENUE,
LISBURN, BT28 1QT**



- A Well Presented And Extended End Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With Glazed And Panelled Entrance Door Plus Laminated Timber Floor
- Lounge With Mahogany Surround With Tiled Inset And Hearth
- Separate Family Room Or Bedroom 4 With Adjoining Wet Room
- Kitchen/Dining Area With Integrated Oven And Hob
- Three Bedrooms With Built In Storage Cupboards (One With Laminated Timber Floor)
- Shower Room With Mira Sprint Electric Shower

PRICE: OFFERS IN THE REGION OF £149,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D62

REF: DL20032670SR

- Enclosed Front Garden Laid In Lawn With Path to Entrance Door
- Enclosed Rear Garden Laid In Lawn With Path
- Gas Fired Central Heating System
- PVC Double Glazed Windows / PVC Fascias And Soffits

ACCOMMODATION Measurements are approximate

ENTRANCE HALL:

Glazed and panelled entrance door. Laminated timber floor.

LOUNGE:

14' 2" x 14' 0" (4.32m x 4.26m)

Measurements taken to widest points, Mahogany surround with tiled inset and hearth. Laminated timber floor.

FAMILY ROOM/BEDROOM (4):

13' 0" x 9' 11" (3.96m x 3.03m)

WET ROOM:

Shower area with thermostatic shower and tiled walls. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc.

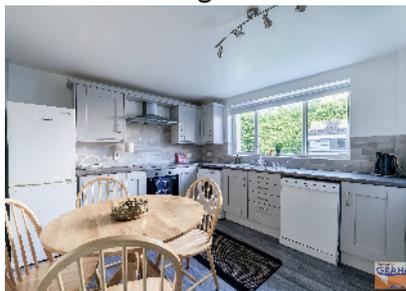
KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

17' 3" x 10' 2" (5.27m x 3.09m)

Measurements taken to widest points. Range of high and low level units. Wood grain effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Space for fridge freezer. Part tiled walls. Storage under stairs.

REAR PORCH:

Glazed door to rear garden.



FIRST FLOOR

BEDROOM (1):

11' 1" x 9' 10" (3.38m x 2.99m)

Built in storage cupboard with gas fired boiler.



BEDROOM (2):

12' 1" x 8' 8" (3.68m x 2.65m)

Built in storage cupboard.



BEDROOM (3):

8' 11" x 8' 3" (2.73m x 2.51m)

Measurements to include built in storage cupboard. Laminated timber floor.



SHOWER ROOM:

Shower enclosure with Mira Sprint electric shower. Wash hand basin with mono style mixer tap. Low flush wc. Part tiled walls. Recessed spotlights. Separate storage cupboard on landing.



OUTSIDE

Enclosed front garden laid in lawn with path to entrance door. Gated entrance. Enclosed rear garden laid in lawn with path. Outside tap and light.

DIRECTIONS

From Moira Road turn onto Dundrod Drive. Turn left onto Dundrod Walk. Continue onto Killaney Avenue. Number 68 is on the right.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



TENURE:

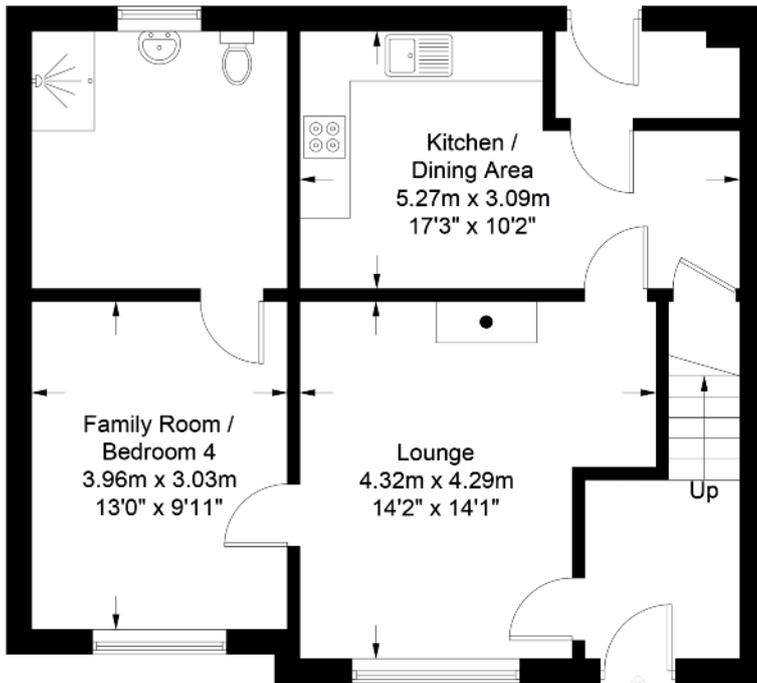
We assume the tenure for this property is leasehold. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

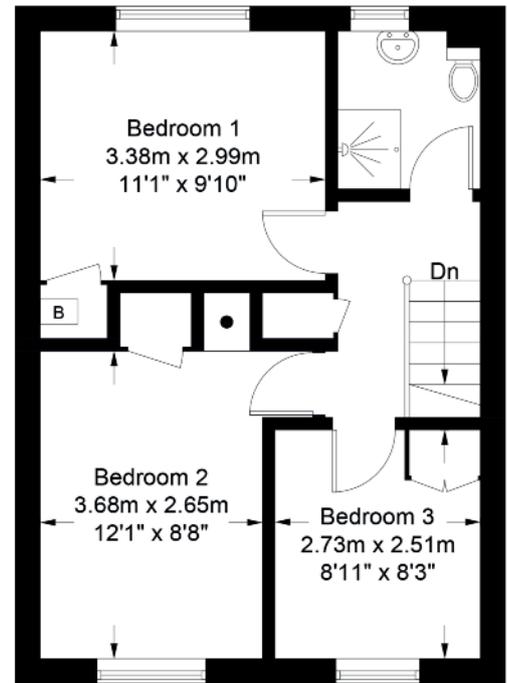
For period April 2025 to March 2026 £682.00

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

68 Killaney Avenue



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285535)

VALUATION SERVICE

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

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