

52 Fairfields Glen,  
Lisburn, BT28 3QL



Asking Price £300,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Attractive Recently Constructed Detached Family Home
- High Standard Of Finish / Presentation Throughout
- Four Generous Bedrooms
- Spacious Living Room With Wood-Burning Stove
- High Quality Fitted Kitchen With Excellent Range Of Appliances, Granite Work Surfaces Open To Dining
- Separate Utility Room & Downstairs Cloakroom
- Contemporary Bathroom & Ensuite
- Gas Fired Central Heating / Double Glazing
- Generous Driveway Parking
- Pleasant Well Tended Gardens To Front & Rear
- Popular & Convenient Location Close To Local Amenities, Schooling & Transport Routes
- Viewing By Private Appointment

## SUMMARY

The Fairfields development in Lisburn has been exceptionally popular in recent years, with a wide range of purchasers who appreciate the quality of housing on offer, and the convenience of the location which is a short drive from Lisburn City Centre, excellent local schooling, and motorway networks connecting Belfast and further afield.

This particular detached family home has exceptionally well appointed accommodation, finished to a high standard throughout, providing a four bedroom layout, together with spacious living room, kitchen with casual dining, utility, contemporary bathroom and ensuite. Externally, the property is positioned on a pleasant site, with well tended gardens, and driveway parking.

Likely to be of interest to the growing family in today's market. Viewing is by private through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

Hardwood door leading to:

### ENTRANCE HALL:

Wooden flooring.

### CLOAKROOM:

Low flush WC. Wash hand basin.

### LIVING ROOM:

**17' 9" x 16' 8" (5.41m x 5.08m)**

Wood strip flooring. Multi-fuel burning stove.

### KITCHEN:

**12' 11" x 9' 6" (3.94m x 2.9m)**

Excellent range of high and low level units. Inset sink. Granite work surfaces. Gas hob. Electric oven. Integrated fridge/freezer and dishwasher. Open to:

### CASUAL DINING / FAMILY AREA:

**17' 9" x 12' 6" (5.41m x 3.81m)**

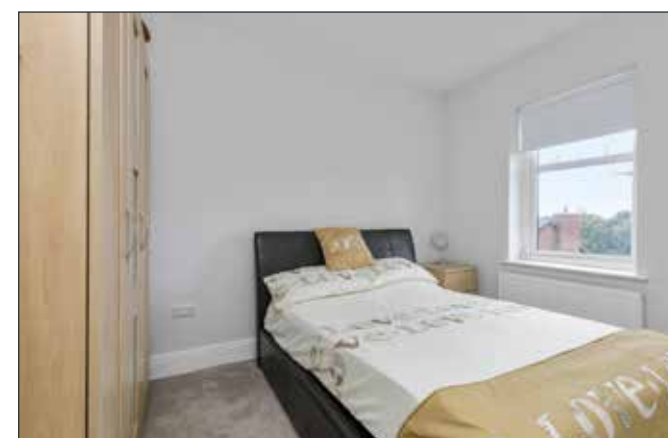
Double sliding door to patio area and rear garden.

### UTILITY ROOM:

**10' 6" x 5' 9" (3.2m x 1.75m)**

Range of high and low level units. Plumbed for washing machine. Door to rear.





## FIRST FLOOR

### PRINCIPAL BEDROOM:

17' 7" x 11' 6" (5.36m x 3.51m)

### ENSUITE SHOWER ROOM:

Fully tiled shower enclosure with overhead shower and additional shower attachment. Low flush WC. Wash hand basin. Fully tiled walls and floor.

### BEDROOM (2):

11' 9" x 9' 6" (3.58m x 2.9m)

Fitted sliding wardrobe.

### BEDROOM (3):

11' 5" x 9' 0" (3.48m x 2.74m)

### BEDROOM (4):

11' 6" x 9' 7" (3.51m x 2.92m)

### BATHROOM:

8' 8" x 7' 6" (2.64m x 2.29m)

White suite comprising panel bath with mixer taps and telephone hand shower. Separate shower enclosure with overhead shower and additional shower attachment.. Low flush WC. Wash hand basin. Fully tiled walls and floor.



## OUTSIDE

Driveway parking to front. Well tended gardens to front and rear. Patio area to rear.



**52 Fairfield Glen**

Plans for illustrative purposes only

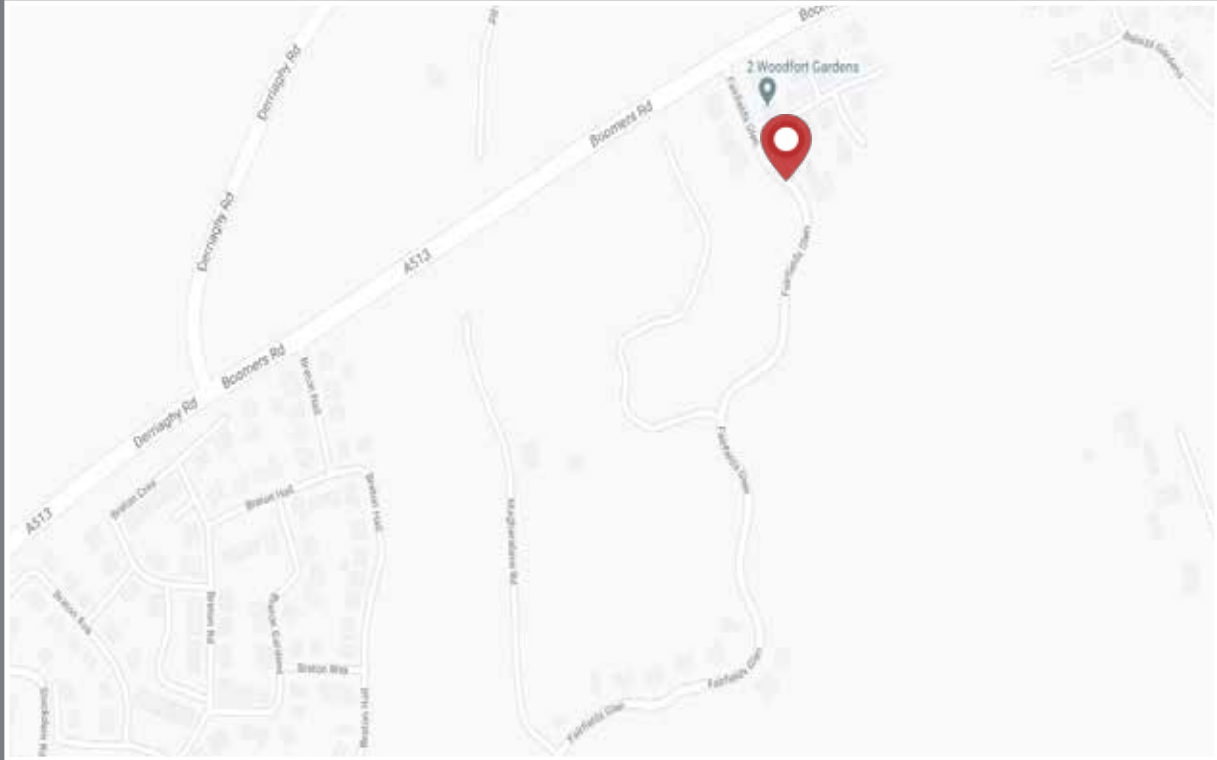


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# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/I/20/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91	83	83
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 9194-7217-1039-1100-3083

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