

**simonBRIEN**  
RESIDENTIAL

18 Fairfields Glen,  
Lisburn, BT28 3QL



Offers Over £235,000

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

## DESCRIPTION

Located within this popular recently constructed residential development, this semi-detached home is beautifully presented.

The bright and airy accommodation in brief comprises of lounge, kitchen, dining area which are open plan to the sunroom. There is a utility area and WC off this. On the first floor there are three bedrooms including an ensuite shower room and bathroom.

The property also benefits from a tarmac driveway with parking for several cars and an enclosed rear garden. It is only a few minutes' drive from the array of amenities that Lisburn city centre has to offer.

To arrange a private viewing at your convenience please contact our South Belfast office on 028 9066 8888.

## FEATURES

- Beautifully Presented Recently Constructed Semi-Detached Home
- Lounge / Dining Area Open Plan to Luxury Kitchen With Appliances And Central Island
- Open Plan Sun Room With Double Doors To Patio Area
- Three Bedrooms Including Master With Ensuite Shower Room
- Luxury Bathroom / Ground Floor WC & Utility Area
- Phoenix Gas Heating (Underfloor On Ground Floor) uPVC Double Glazed Windows
- Tarmac Driveway Parking For Several Vehicles
- Enclosed Garden In Lawns With Paved Sitting Area
- Only A Few Minutes From Lisburn City Centre And Its Array Of Amenities

## ACCOMMODATION

### ENTRANCE

#### ENTRANCE HALL:

uPVC front door to entrance hall with laminate wood floor and glazed door to:



## GROUND FLOOR

### KITCHEN/LIVING/DINING

**AREA: 37' 12" x 15' 4" (11.57m x 4.67m)**

Laminate wood floor, range of high and low level units, integrated fridge freezer, under bench electric oven, built in washing machine, 4 ring gas hob, stainless steel extractor fan, integrated dishwasher, center island with stainless steel sink unit, low voltage spotlighting, double uPVC doors to garden:



**UTILITY ROOM:**

Laminate wood floor, range of high and low level units, space for tumble dryer, plumbed for washing machine, low voltage spotlighting, extractor fan



**DOWNSTAIRS WC:**

Laminate wood floor, low flush WC, pedestal wash hand basin, extractor fan, low voltage spotlighting



**ENSUITE SHOWER ROOM:**

Ceramic tiled floor, low flush WC, pedestal wash hand basin, fully tiled shower enclosure, low voltage spotlighting, extractor fan



**FIRST FLOOR**

**LANDING:**

Storage cupboard

**BEDROOM (1):**

11' 7" x 10' 10" (3.54m x 3.30m)



**BEDROOM (2):**

11' 3" X 10' 5" (3.43m x 3.18m)



**BEDROOM (3):**

8' 10" x 8' 4" (2.69m x 2.53m)



**BATHROOM:**

Ceramic tiled floor, low flush WC, pedestal wash hand basin, bath with shower above, partly tiled walls, shower cubicle, low voltage spotlighting, extractor fan, chrome towel radiator.



**OUTSIDE**

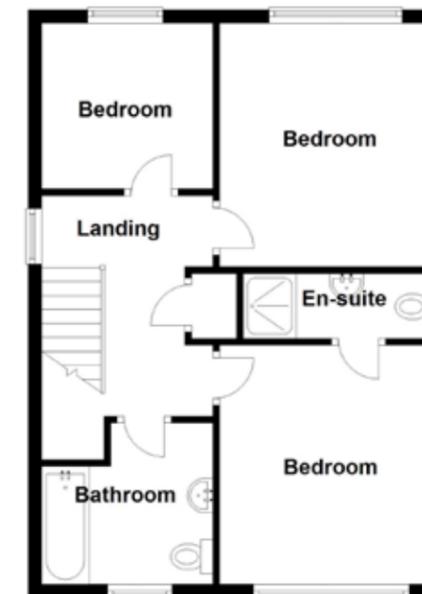
Tarmac driveway with parking for several vehicles. Enclosed rear garden in lawn with paved sitting area



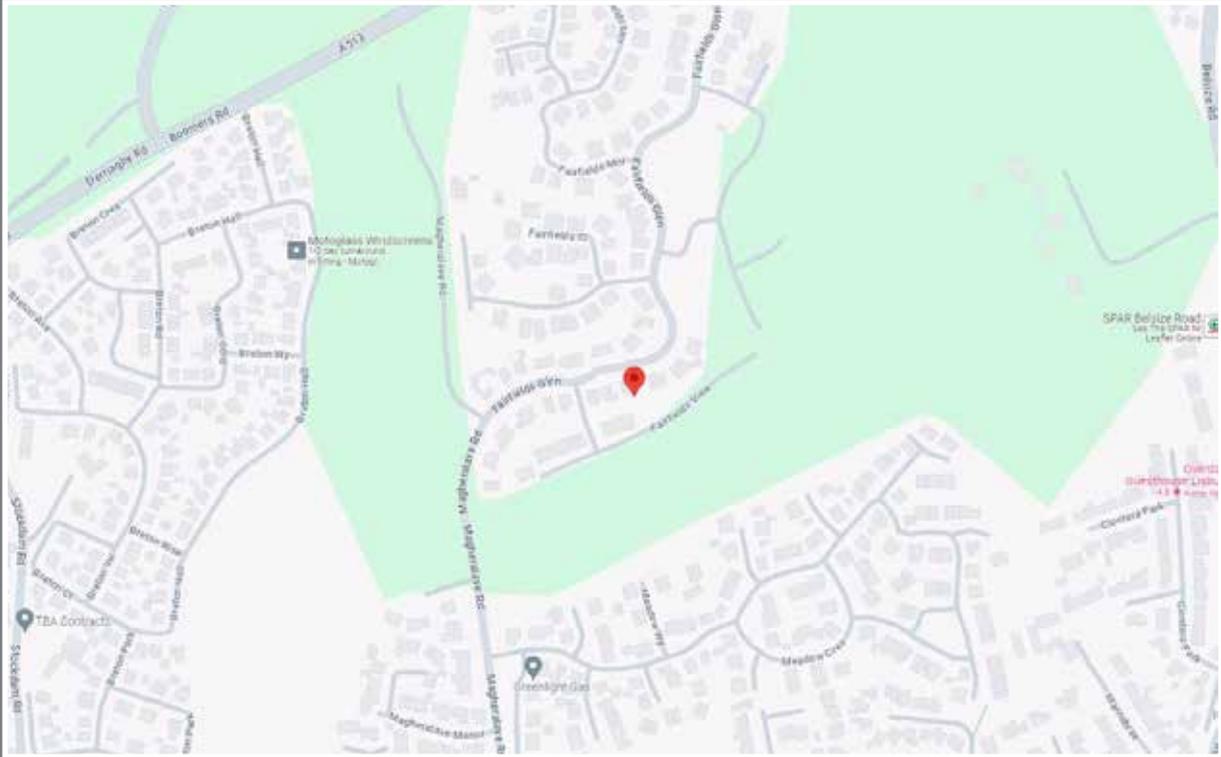
Ground Floor



First Floor



# 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**



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EPC REF: 0578-3902-0321-9198-2155

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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