



2 KILLANEY AVENUE, LISBURN, BT28 1QU

- A Most Impressive And Exceptionally Well Presented End Terrace Property Occupying a Spacious Setting Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Tiled Floor
- Lounge With Herringbone Style Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Gas Hob
- Cloakroom With Low Flush Suite
- Three Bedrooms With Built In Storage
- Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £139,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C69

REF: DL020625SR

- Part Floored Roofspace With Slingsby Style Ladder
- Spacious Front, Side And Rear Garden Laid In Lawn
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC composite double glazed entrance door. Tiled floor. Recessed spotlights.

LOUNGE:

14' 4" x 14' 1" (4.37m x 4.29m)

Measurements taken to widest points. Herringbone style laminated timber floor. Recessed spotlights.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

17' 6" x 10' 2" (5.33m x 3.11m)

Measurements taken to widest points. Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated double Hotpoint oven. Integrated Hotpoint gas hob. Extractor unit in black stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Space for fridge freezer. Plumbed for washing machine. Storage under stairs. Part tiled walls. Tiled floor. Recessed spotlights. PVC composite double glazed door to rear garden. Ideal gas fired boiler.



FIRST FLOOR

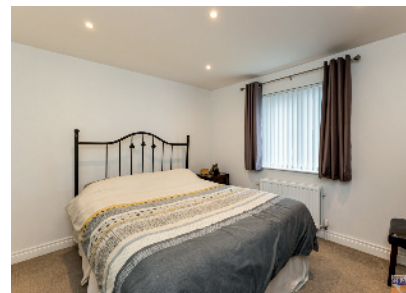
LANDING:

Built in storage cupboard. Recessed spotlights. Access to roofspace.

BEDROOM (1):

11' 0" x 10' 4" (3.36m x 3.14m)

Built in storage cupboard. Recessed spotlights.



BEDROOM (2):

12' 1" x 8' 9" (3.68m x 2.66m)

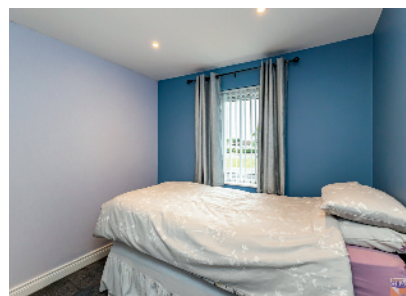
Built in storage cupboard. Laminated timber floor. Recessed spotlights.



BEDROOM (3):

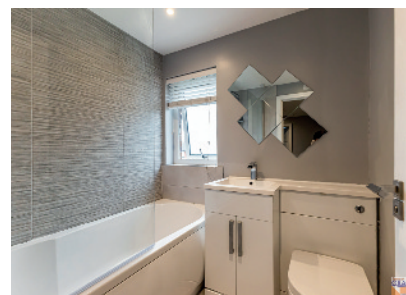
8' 5" x 9' 0" (2.57m x 2.74m)

Measurements to include built in storage cupboard. Recessed spotlights.



BATHROOM:

White suite. Panelled bath with waterfall style mixer tap and shower attachment. Drencher head. Vanity unit with wash hand basin and waterfall style mono style mixer tap. Concealed low flush wc. Part tiled walls. Tiled floor. Recessed spotlights.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Spacious front, side and rear garden laid in lawn. Path to entrance door. Gated entrance. Garden shed. Outside tap and light.



DIRECTIONS

From Moira Road turn onto Dundrod Drive. Turn left onto Dundrod Walk. Continue onto Killaney Avenue. Number 2 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.



TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

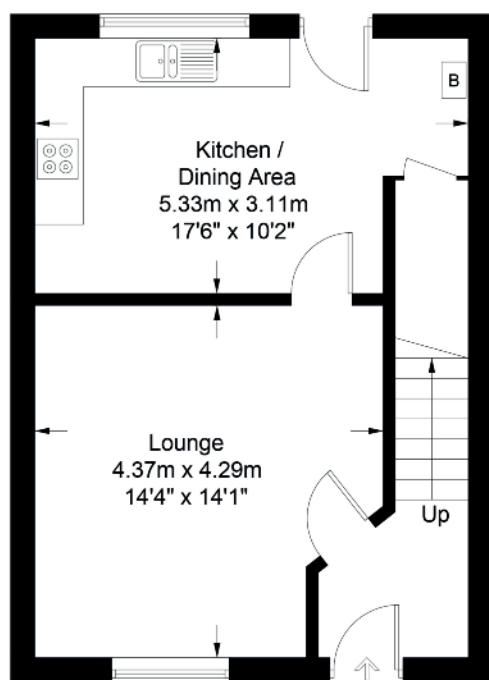
RATES PAYABLE:

For period April 2025 to March 2026 £591.37

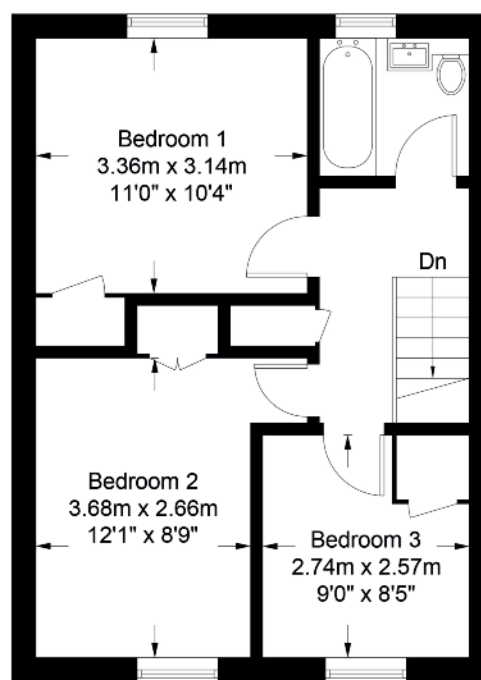


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

2 Killaney Avenue



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID1207741)

VALUATION SERVICE

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

www.hgraham.co.uk

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