



7 FOUNTAIN LANE, THAXTON, LISBURN, BT28 3ZL



An extraordinary opportunity to purchase this well-appointed and modern townhouse that is superbly placed tucked away with this extremely desirable and sought-after residential development that is well placed close to arterial links, schools, and convenient to an abundance of amenities in both Lisburn and Belfast.

Beautifully finished throughout, the home is highly energy efficient, and with the spotlight on this preferred location, we have no hesitation in recommending viewing. The accommodation is briefly outlined below.

Three bedrooms and a luxury white bathroom suite with decorative tiling, as well as a handy storage cupboard on the landing housing the gas boiler, complete the first floor.

On the ground floor there is a welcoming entrance porch that leads to a bright and airy living room as well as a luxury fitted kitchen that has a range of built-in appliances, a breakfast bar, and is open plan to a dining area as well as access to a conveniently placed downstairs W.C.

There is a well-maintained, good-sized enclosed rear garden with decking, outdoor tap, and outdoor power socket, and this home benefits from two designated car-parking spaces privately positioned to the rear of the property.

Other qualities include gas-fired central heating and Upvc double glazing, and this very attractive home also offers easy-to-manage living in a location that continues to soar in

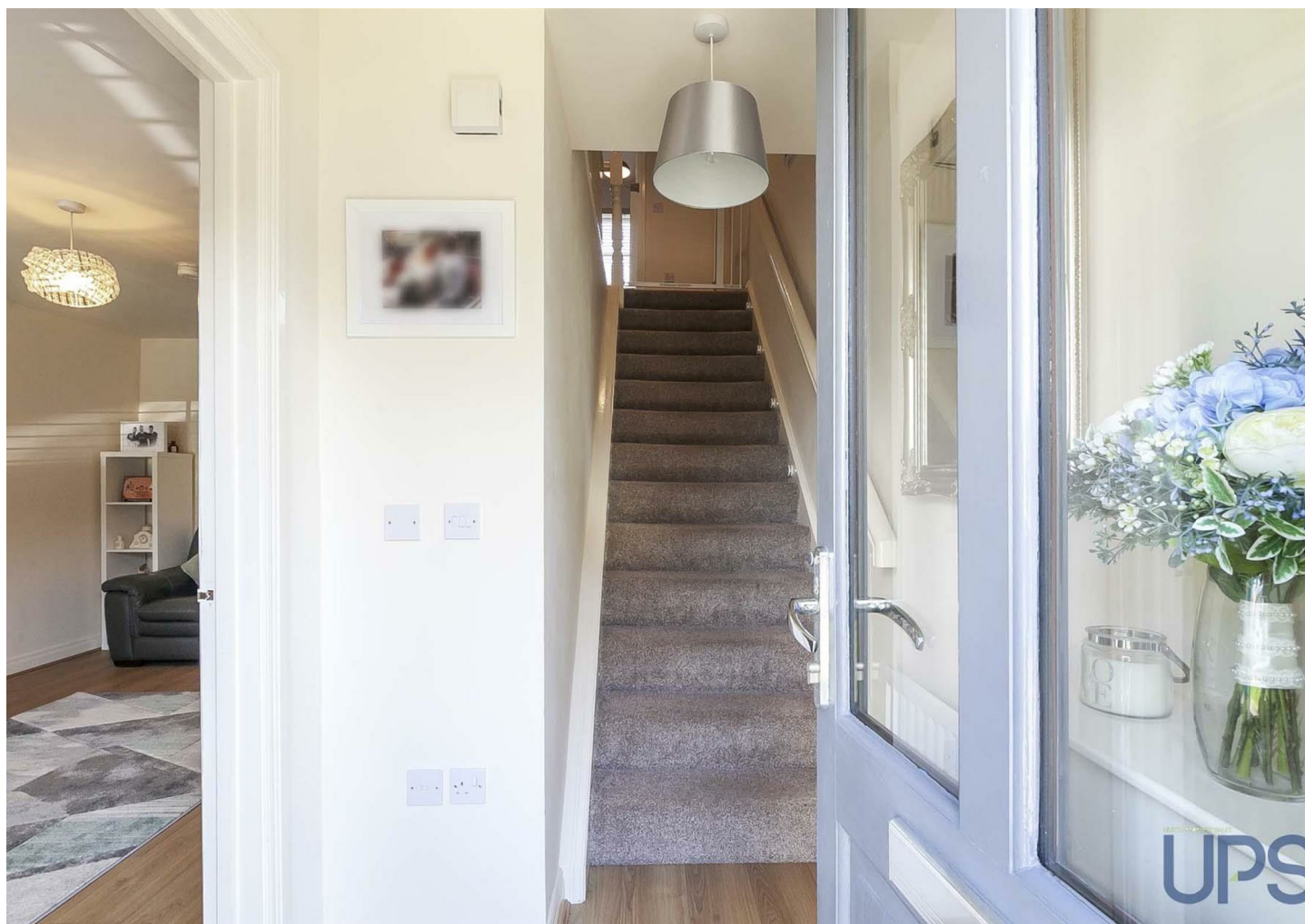
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £179,950

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Key Features

- Well appointed and modern townhouse that is superbly placed tucked away within this extremely desirable location convenient to both Lisburn and Belfast.
- Bright and airy living room.
- Luxury white bathroom suite with decorative tiling.
- Gas fired central heating system / Upvc double glazing / Highly energy efficient.
- Bright and airy throughout and fantastic location close to arterial routes, schools, shops, and transport links.
- Three bedrooms.
- Luxury fitted kitchen with range of built-in appliances and breakfast bar / open plan to dining area.
- Well maintained, good-sized, enclosed rear garden with decking and outdoor tap and power socket
- Two designated car-parking spaces to the rear.
- Beautifully finished throughout and viewing comes strongly recommended!





GROUND FLOOR

Hardwood front door to;

ENTRANCE HALL

Wooden effect strip floor.

LIVING ROOM

16'4 x 11'7

Wooden effect strip floor.

LUXURY KITCHEN / DINING AREA

15'4 x 9'3

Range of high and low level units, integrated fridge and freezer, integrated dishwasher, integrated washing machine, built-in hob and oven, stainless steel extractor fan, beautiful partially tiled walls and tiled floor, under unit lighting, breakfast bar, open plan to dining area, double glazed sliding patio door to rear garden.

DOWNSTAIRS WC

Low flush w.c, chrome effect sanitary ware, wash hand basin, tiled floor, extractor fan.

FIRST FLOOR

LANDING

Storage cupboard housing gas boiler.

BEDROOM 1

12'9 x 8'9

BEDROOM 2

13'1 x 9'0

BEDROOM 3

7'10 x 6'5

WHITE BATHROOM SUITE

Bath, telephone hand shower, low flush w.c, 1/2 pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls, tiled floor, extractor fan.

OUTSIDE

Well maintained, enclosed garden decking, outdoor tap, outdoor power socket.

PARKING

Access to two designated car-parking spaces at rear.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18196667

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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