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4 Clonmore Manor

Harmony Hill, Lisburn
BT27 4EW

Offers Over £495,000

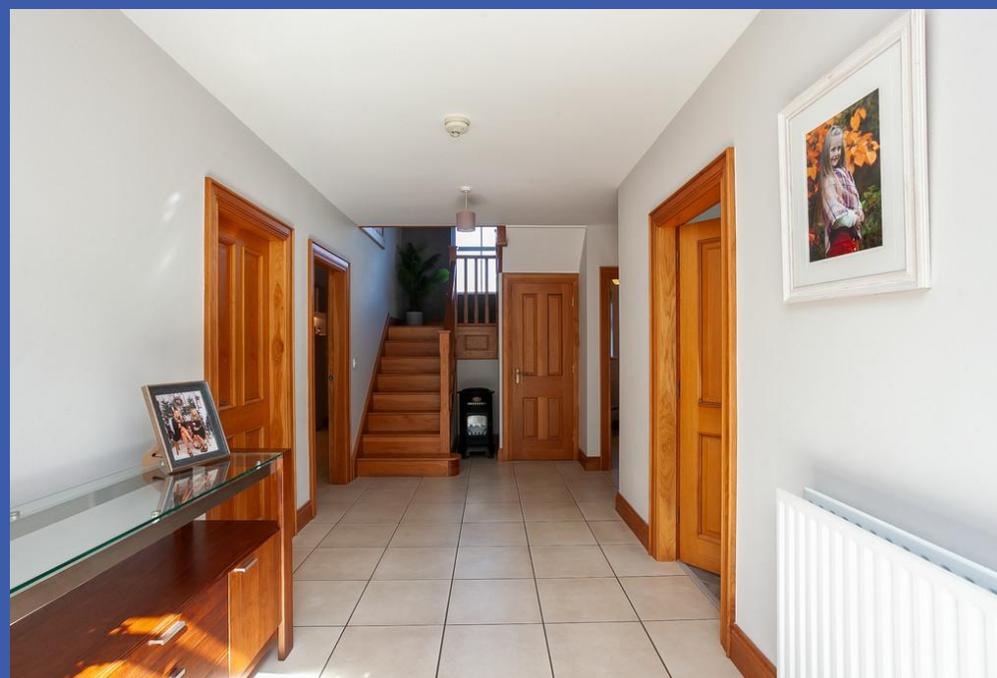
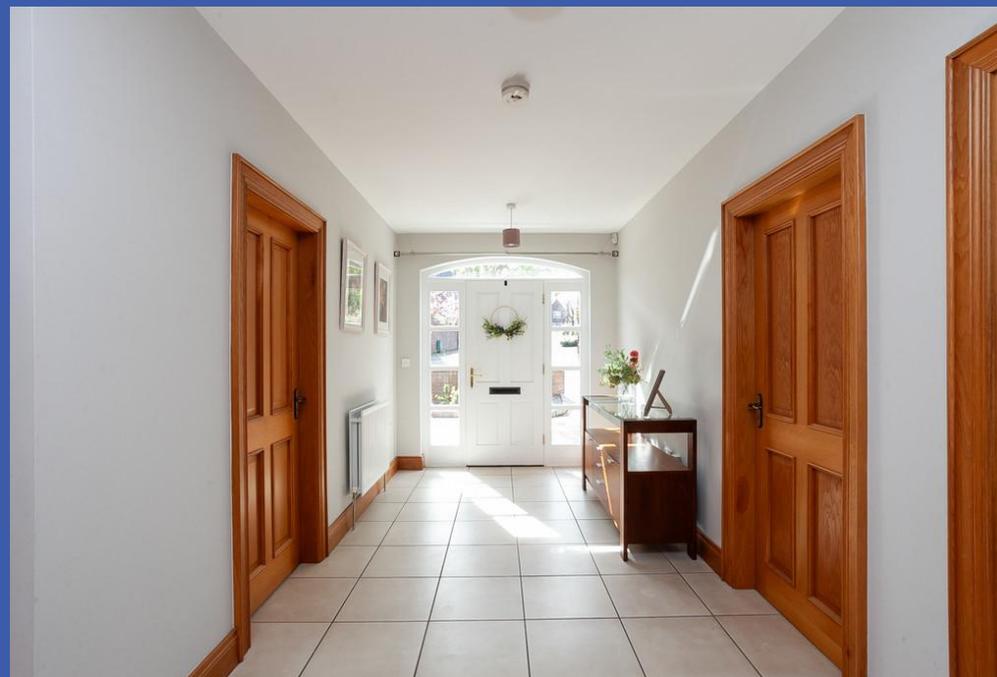
4 CLONMORE MANOR, BT27 4EW

- Exceptional Detached Family Home in a Prestigious and Extremely Popular Cul De Sac Development
- Spacious Lounge with Attractive Fireplace and Bay Window
- Dining Room and Separate Family Room
- Luxury Fitted Kitchen with Breakfast Area/Separate Utility Room
- 5 Well Proportioned Bedrooms Including Master with Ensuite Shower Room
- Family Bathroom with White Suite/Ground Floor Cloakroom with WC
- Immaculate Presentation Throughout/Gas Central Heating/Double Glazed Windows
- Front and Enclosed, Extremely Private Rear Gardens in Lawns with Superb, Uninterrupted Views And Sheltered Patio Area
- Convenient to an Extensive Range of Amenities in Lisburn Including Leisure Facilities, Transport
- The Development Benefits from a Communal Wooded Sitting and Play Area

This superb detached family home is ideally located on a generous site within the highly regarded Clonmore development set within beautifully maintained, mature grounds with a picturesque communal wooded area.

Formerly the show home, the bright and spacious accommodation has been finished to a higher than normal specification and is beautifully presented throughout, offering modern convenience in a relaxing environment. In addition, the property offers superb, uninterrupted views from the sheltered rear patio area.

Set in a quiet location, yet remaining convenient to both Belfast and Lisburn, along with a variety of local amenities including shops, public paths, the Lagan Towpath and public transport routes, this fine home can only be fully appreciated on internal inspection.







PROPERTY COMPRISES

RECEPTION HALL Hardwood front door with glazed side windows and fan light. Tiled floor, under stairs storage.

CLOAKROOM White suite comprising low flush wc, 1/2 pedestal wash hand basin, tiled floor.

LOUNGE 16' 3" x 15' 8" (4.95m x 4.78m) Laminate flooring with parquet wood design, cornice ceiling, attractive fireplace with tiled hearth and gas coal effect fire.

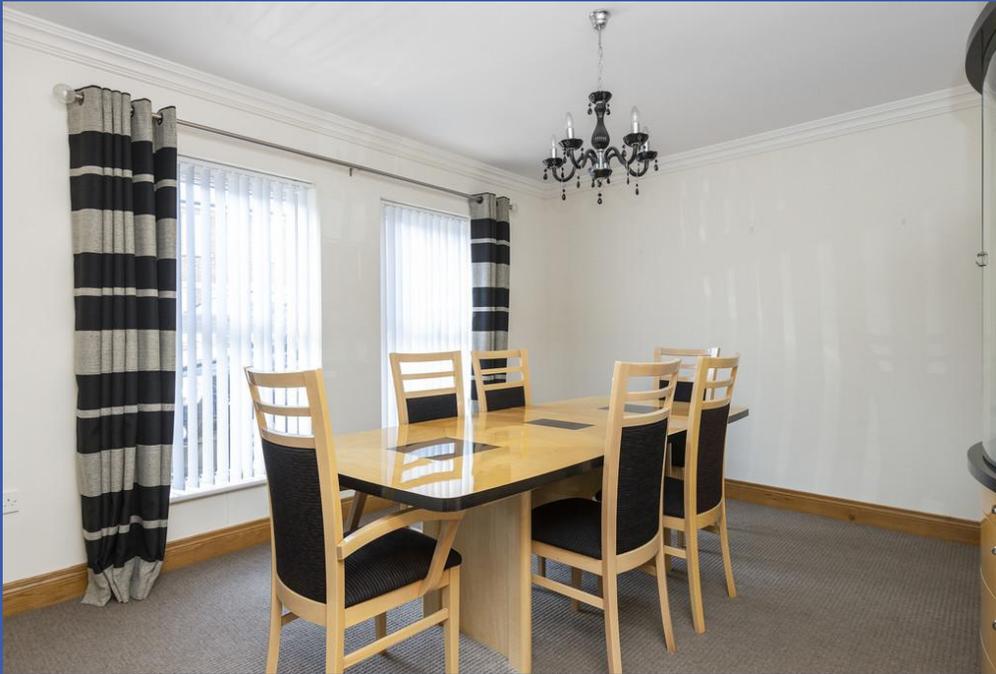
DINING ROOM 13' 4" x 12' 0" (4.06m x 3.66m) Cornice ceiling.

FAMILY ROOM 16' 0" x 12' 7" (4.88m x 3.84m) uPVC double glazed patio doors to rear.

KITCHEN WITH DINING AREA 14' 10" x 13' 4" (4.52m x 4.06m) Extensive range of high and low level units, granite work surfaces with matching splash back, 1.5 bowl single drainer stainless steel sink unit with mixer tap, Bosch 5 ring gas hob with stainless steel splash back and Bosch extractor fan, eye level Bosch electric double oven, integrated dishwasher, integrated fridge and freezer, central island unit with matching work surfaces and breakfast bar, tiled floor, concealed under unit lighting, frosted glass display units, low voltage spotlights.

UTILITY ROOM 13' 4" x 6' 0" (4.06m x 1.83m) Range of high and low level units, work surfaces with matching splash back, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, extractor fan, access to rear.





LANDING Feature window, access to roof space, walk in airing cupboard.

BEDROOM 15' 0" x 14' 7" (4.57m x 4.44m) Bay window.

ENSUITE White suite comprising vanity unit, low flush wc, fully tiled shower cubicle, part tiled walls, tiled floor, extractor fan, low voltage spotlights.

BEDROOM 13' 5" x 12' 2" (4.09m x 3.71m)

BEDROOM 13' 0" x 12' 1" (3.96m x 3.68m)

BEDROOM 12' 0" x 7' 9" (3.66m x 2.36m) Wall to wall range of built in robes and storage.

BEDROOM 12' 7" x 8' 3" (3.84m x 2.51m)

BATHROOM White comprising corner panelled bath with mixer tap, low flush wc, pedestal wash hand basin with splash tiling, part tiled walls, fully tiled shower cubicle, chrome heated towel rail, low voltage spots, tiled floor, extractor fan.





GARAGE 18' 0" x 12' 0" (5.49m x 3.66m) (approx.) Roller shutter door, power and light, attic storage.

OUTSIDE Quiet cul de sac development. Front garden in lawns with flower beds and planting. Paviour driveway with parking for several cars and leading to Garage.

Enclosed and extremely private rear garden with uninterrupted views, in lawns with boundary fence and sheltered paved patio area. Outside hot and cold water taps and lighting. In addition, the development benefits from a communal wooden sitting and play area.

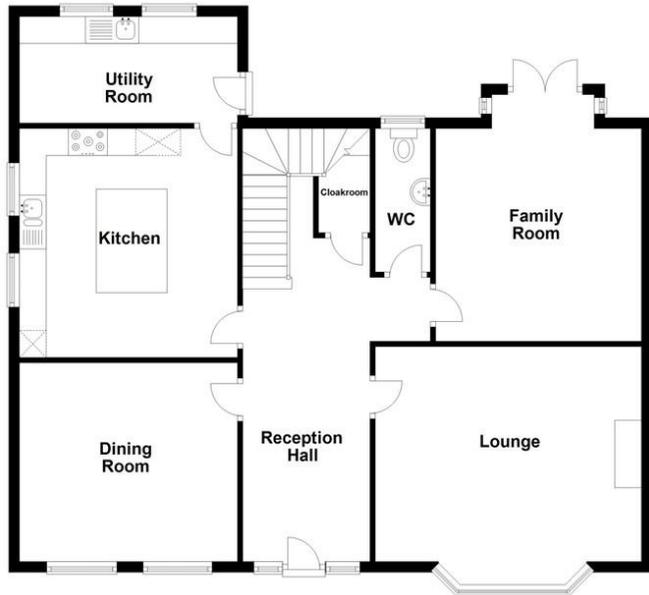




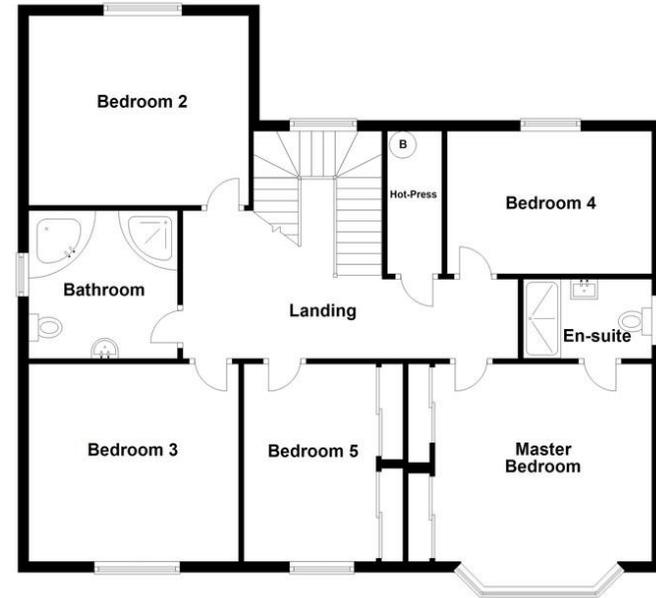


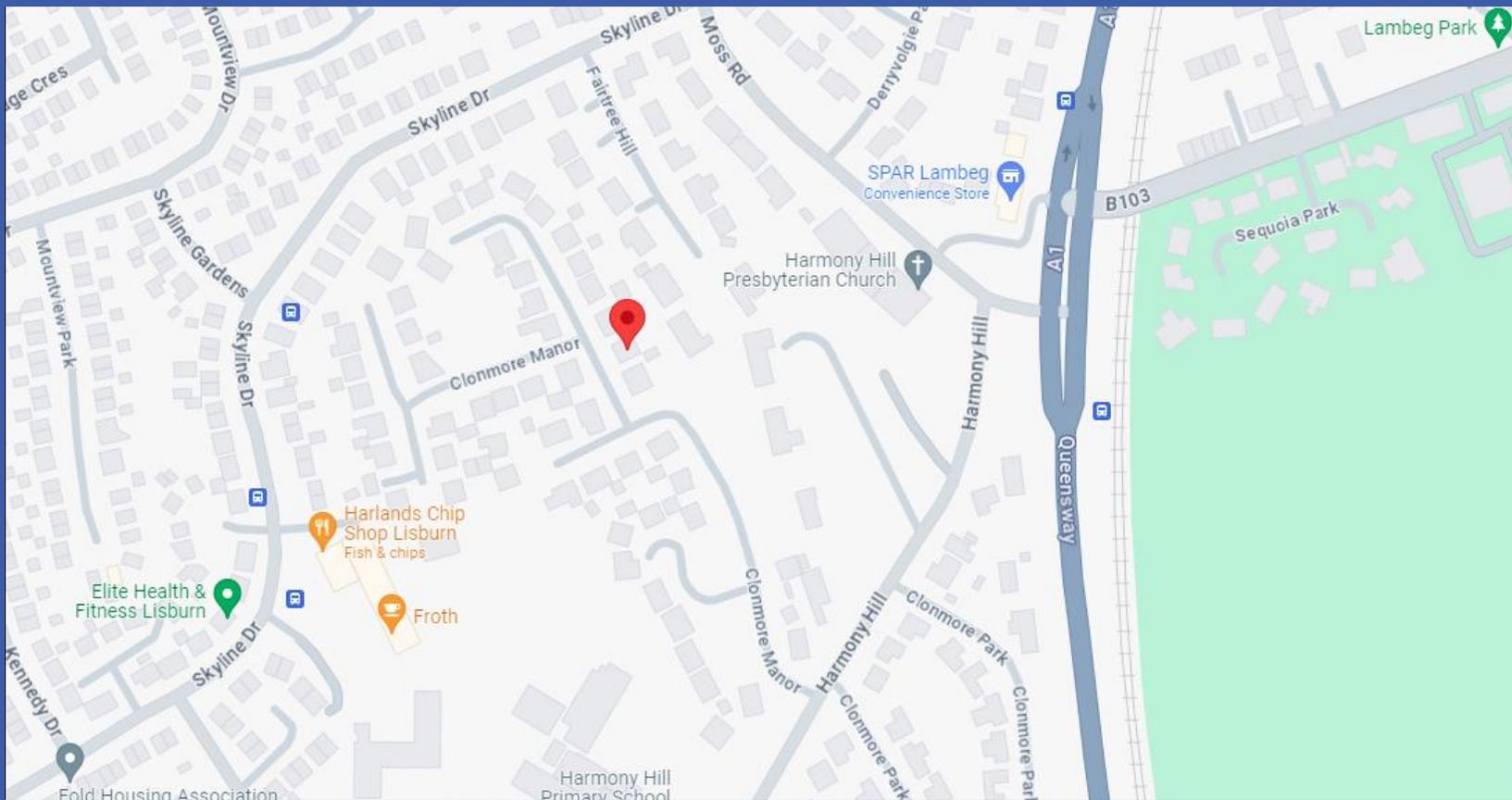


Ground Floor



First Floor





Directions:

From Belfast Road, Lisburn turn in to Moss Road at the junction with the Spar, turn immediately in to Harmony Hill and Clonmore Manor is on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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