



## **6 PENWORTH GREEN, LISBURN, BT28 3WW**

- A Most Impressive And Exceptionally Well Appointed Detached Property Occupying A Prime Setting Within This Exclusive Cul De Sac Location Convenient To Belfast, Lisburn And Belfast International Airport
- Spacious And Beautifully Presented Accommodation Extending To Approximately **2457** Square Feet (Plus Garage)
- Lounge With Feature Limestone Fireplace And Porcelanosa Wood Effect Tiled Floor
- Family Room With Herringbone Design Tiled Floor And Double Doors Leading To Patio And Rear Garden
- Large Sun Room With Porcelain Tiled Floor And Separate Dining Room With Porcelanosa Wood Effect Tiled Floor
- Spacious And Luxury Fitted Kitchen And Dining Area With Range Of Integrated Appliances / Utility Room
- Four Spacious Bedrooms (Two With Luxury Shower Room En Suite)
- Luxury Bathroom With Villeroy And Boch Contemporary White Suite

**PRICE: OFFERS IN THE REGION OF £360,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C69**

**REF:GN250521HG**

- Feature Rear Garden Laid In Lawn And Brickset Patio Area
- Garage With Remote Control Door And Brickset Driveway With Double Gates
- Oil Fired And Fully Zoned Central Heating System With Remote Control App
- PVC Double Glazed Windows And External Doors / PVC Fascias And Soffits
- Impressive C69 Energy Rating For Reduced Running Costs
- Solid Concrete Floors To First Floor / Solid Oak Internal Doors / Beam Built-In Vacuum System / Alarm System / Superfast Broadband
- A truly magnificent family home boasting a long list of high quality fittings and finishes, we are confident even the most discerning buyer will be most impressed and we strongly recommend early viewing.



**ACCOMMODATION:** Measurements are approximate

**ENTRANCE HALL:** Panelled entrance door with double glazed side panels. Limestone effect polished porcelain tiled floor. Staircase with oak spindled balustrade, handrail and newel post. Storage under stairs with light.



**CLOAKROOM WITH VILLEROY AND BOCH LOW FLUSH SUITE:** Close couple low flush wc. Pedestal wash hand basin. Mono style mixer tap. Limestone effect polished porcelain tiled floor and one wall with polished porcelain miniature wall tiles.

**LOUNGE: 5.38m (17'8") x 4.28m (14'1")**

Impressive limestone fireplace and hearth with gas fire. Porcelanosa wood effect tiled floor. Pleasant outlook over front garden and cul de sac.



**DINING ROOM: 4.29m (14'1") x 3.55m (11'8")**

Porcelanosa wood effect tiled floor and pleasant outlook over cul de sac.

**FAMILY ROOM: 4.28m (14'1") x 3.55m (11'8")**

Feature herringbone design tiled floor. PVC double glazed double doors leading to patio and feature rear garden. Wiring and points for wall mounted TV (TV not included).



**SPACIOUS SUN ROOM: 4.12m (13'6") x 3.80m (12'6")** Limestone effect polished porcelain tiled floor. Recessed spotlights. PVC double glazed door leading to patio area. Large windows over looking rear garden and patio.

**SPACIOUS AND LUXURY FITTED KITCHEN/DINING AREA:**

**6.97m (22'10") x 3.55m (11'8")** Range of integrated appliances and extensive range of high and low level units. White quartz stone work tops and splash backs. Frankie circular stainless steel sink with swan neck mixer tap. Integrated Miele fan assist oven. Miele ceramic hob with white quartz stone splash back. Extractor hood in stainless steel and glass canopy. Bosch integrated dishwasher. Integrated Hotpoint fridge. Glazed cabinets with down lighting. Under unit lighting. Recessed spotlights. Limestone effect polished porcelain tiled floor.



**SPACIOUS UTILITY ROOM:** Range of built in units. White quartz Stone worktops with splash back. Frankie stainless steel sink with swan neck mixer tap. Plumbed for washing machine and tumble dryer. PVC double glazed door leading to driveway. Limestone effect polished porcelain tiled floor.

## FIRST FLOOR

### **SPACIOUS MASTER BEDROOM: 5.44m (17'10") x 4.30m (14'1")**

Measurement to include range of built in robes with sliding doors. Pleasant outlook over front gardens and cul de sac.

**LUXURY TILED SHOWER ROOM EN SUITE:** Kohler contemporary white suite. Large quadrant shower cubicle with Aqualisa thermostatic shower. Floating wash hand basin with Hansgrohe mono style mixer tap. Close couple low flush wc. Villeroy and Boch feature wall and floor tiling. Recessed spotlights.



**BEDROOM (2): 4.29m (14'1") x 3.55m (11'8")** Built in robes with sliding mirror doors. Pleasant outlook over front gardens and cul de sac.

**LUXURY TILED SHOWER ROOM EN SUITE:** Quadrant shower cubicle with Aqualisa thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Wall mirror with back lighting. Close couple low flush wc. Feature wall and floor tiling. Recessed spotlights.



**BEDROOM (3): 3.88m (12'9") x 3.55m (11'8")**

**BEDROOM (4): 3.90m (12'10") x 3.54m (11'7")**

**LUXURY BATHROOM:** Villeroy and Boch contemporary white suite. Free standing bath tub with mixer tap and shower attachment. Quadrant shower cubicle with Hansgrohe thermostatic shower with drencher head. Floating wash hand basin with feature tiled splash back and wall mirror with back lighting. Close couple low flush wc. Wood effect tiled floor. Recessed spotlights.



**SPACIOUS LANDING:** Large walk-in airing cupboard with light. Wooden folding ladder to partly floored roofspace.

**OUTSIDE:** Spacious front garden laid in lawn with laurel hedge and ranch fence (access across cul de sac). Front garden laid in lawn with lamp standard. Brickset parking area and driveway to side with large powder coated double gates. Feature rear garden laid in lawn and raised gravel bed with shrubs and trees. Brick set patio area. Outside tap and lights.

**GARAGE: 5.75m (18'10") x 3.41m (11'3")** Remote control roller shutter door. Light and power. Built in vacuum system. Plaster finish walls. PVC double glazed pedestrian door.



**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 2020 to March 2021 £2010.32

**DIRECTIONS:** From Glenavy Road turn into Penworth Green, number 6 is on the right.

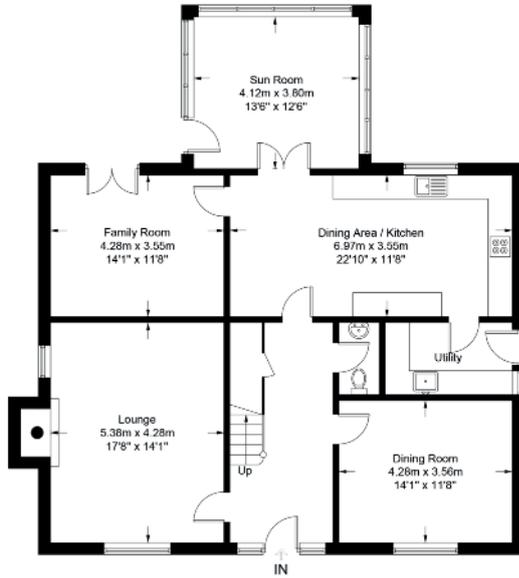
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



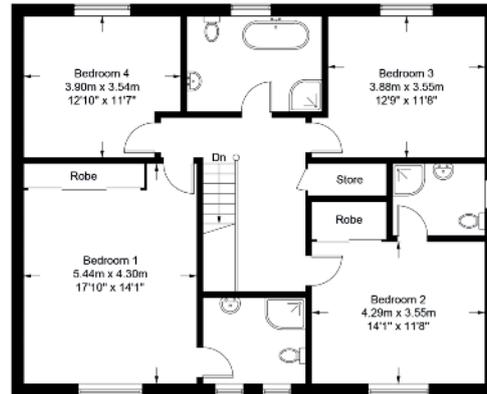
## 6 Penworth Green, Lisburn

Approximate Gross Internal Area  
Ground Floor = 123.0 sq m / 1324 sq ft  
First Floor = 105.3 sq m / 1133 sq ft  
Garage = 19.5 sq m / 210 sq ft  
Total = 247.8 sq m / 2667 sq ft  
(Including Sun Room)

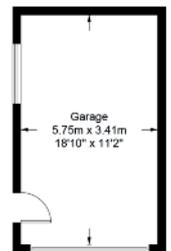
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	71   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID765028)



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