

TEMPLETON  
ROBINSON



3 Coolsara Park,  
LISBURN,  
BT28 3BG

Offers Over  
£595,000

Viewing by  
appointment with  
& through agent  
028 9266 1700



## A Charming Detached Home with Exceptional Character and Stunning Gardens

Set in a sought-after location, this beautifully presented detached residence offers a rare blend of timeless character and modern comfort. It's warm, welcoming interiors exudes personality and charm at every turn.

The spacious accommodation includes four well-proportioned bedrooms, elegant reception rooms with period detailing in traditional style throughout.

To the rear of the property lies a true hidden gem — beautiful tiered gardens that provide a private and tranquil retreat. Beautifully

landscaped over two levels, the gardens boast a rich variety of mature planting, fruit trees, and peaceful seating areas ideal for entertaining or simply enjoying the outdoors in total seclusion. Each tier offers its own unique perspective, with elevated views and bursts of colour that change with the seasons.

This is a rare opportunity to acquire a home of real distinction, offering both character and lifestyle in equal measure. Early viewing is highly recommended.

- Beautifully presented detached home in a very popular location
- Ease of access to local leading schools, Belfast International & Belfast City Airports
  - Excellent transport links to Belfast, Hillsborough and Antrim
  - Spacious reception hall with hardwood flooring
- Three generous reception rooms, one with feature bay window
  - Dining kitchen with integrated appliances
    - Utility room and downstairs WC
  - Gallery landing to four double bedrooms
  - Modern family bathroom with three piece suite
    - Shower room and additional separate WC
  - Gas fired central heating and double glazed windows
- Garage and driveway parking with the convenience of a double entrance
  - Fabulous gardens to the front and stunning large gardens to the rear
  - Viewing is highly recommended to fully appreciate this beautiful home



Telephone 028 9266 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

The Property Comprises:

### Ground Floor

ENTRANCE PORCH: 7' 0" x 4' 7" (2.13m x 1.4m) Panelled walls, hardwood front door.

ENTRANCE HALL: 16' 1" x 10' 10" (4.9m x 3.3m) Hardwood flooring, cornice ceiling.

DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, cloaks area.

LIVING ROOM: 13' 6" x 19' 11" (4.11m x 6.07m) Hardwood flooring, bay window, feature fireplace.



STUDY: 9' 6" x 10' 11" (2.9m x 3.33m) Feature fireplace with wood surround, under stairs storage.



DINING ROOM: 13' 5" x 14' 8" (4.09m x 4.47m) Hardwood flooring, cornice ceiling, sliding doors to rear.



DINING KITCHEN: 16' 0" x 10' 2" (4.88m x 3.1m) Bosch four ring hob, extractor hood, double sink with mixer taps, high and low level units, granite work surfaces, Bosch oven, integrated fridge/freezer.



Telephone 028 9266 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## First Floor

GALLERY LANDING: Feature stained glass windows, cornice ceiling. Access to roofspace via Slingsby type ladder.



PRINCIPAL BEDROOM: 15' 7" x 15' 5" (4.75m x 4.7m)



BEDROOM (2): 11' 6" x 10' 9" (3.51m x 3.28m) Feature fireplace, tiled surround.



BEDROOM (3): 14' 2" x 9' 5" (4.32m x 2.87m) Feature fireplace, tiled surround.



BEDROOM (4): 11' 6" x 9' 5" (3.51m x 2.87m) Feature fireplace, tiled surround.



SEPARATE WC: Low flush wc, part tiled walls.

MODERN BATHROOM: Panelled bath with shower over, low flush wc, vanity unit, wash hand basin, fully tiled walls, chrome heated towel rail, spotlights, extractor fan.



Telephone 028 9266 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

SHOWER ROOM: Shower cubicle with drying area, vanity unit with wash hand basin, chrome heated towel rail.



Outside

GARAGE: Remote control door.

REAR GARDEN: Gardens to front and driveway parking. Rear and side gardens in lawn and paved pathways. Apple trees and mature shrubs. Summer House with power and electric. Lower Tier with patio, greenhouse, two sheds.





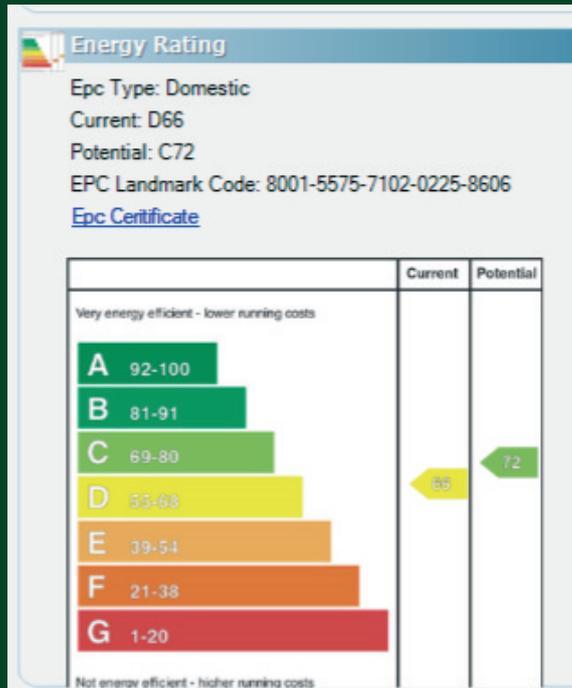
Telephone 028 9266 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)





Location:  
Off Magheralave Road.

Telephone 028 9266 1700  
www.templetonrobinson.com



Lisburn - 028 92 66 1700  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747

[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.