



Located within this modern, exclusive residential development, this handsome detached family home is beautifully presents throughout and finished to a high level of specification. Located just of the Glenavy Road, the location is extremely convenient to an array of local shops, leisure facilities and schools and is within easy access of Lisburn City centre and the M1 Motorway network.

Extending to a generous 2,700 sqft, the well laid out accommodation comprises of four reception rooms and four bedrooms, two with ensuite. The property also benefits from a separate utility room, detached garage and electric remote control driveway gates.

With nothing to do but move in your furniture, this is a must see for those aspiring to purchase their dream family home.

Offers Around  
£325,000

4 Penworth Green,  
LISBURN,  
BT28 3WW

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Viewing by  
appointment with  
& through agent  
028 9266 1700

- Beautifully presented high specification family home in exclusive modern development
- Spacious Lounge with feature fireplace
- Dining room and additional Family room with doors to rear garden
- Kitchen with range of built in appliances, open plan to casual dining area
- Sunroom with glazed door to rear garden
- Utility room and ground floor WC
- Four generous bedrooms, two with ensuite and master with built in robes
- Family bathroom with feature high flush wc and free standing bath
- Garage plus secure electric remote control gated driveway/additional visitor parking to front
- Oil fired central heating/wood effect pvc windows/pressurised water system
- Beam vacuum/alarmed
- Generous front garden area in lawn and gardens in lawn and patio area to rear
- Only a short drive from an array of local amenities including schools, shops and leisure facilities

The Property Comprises:

#### Ground Floor

Front door with glazed side panel to...



ENTRANCE HALL: Under stairs storage cupboard, wooden floor.

WC: White suite comprising pedestal wash hand basin, low flush wc, tiled floor.





LOUNGE: 17' 11" x 14' 0" (5.46m x 4.27m) Feature fireplace with coal effect gas fire and slate hearth.



DINING ROOM: 14' 0" x 11' 09" (4.27m x 3.58m) Laminate wood effect floor.



KITCHEN/DINING: Bespoke fitted kitchen with range of high and low level units, granite work surfaces, range master with 6 ring gas hob, extractor canopy, twin Belfast sink unit, integrated dishwasher, integrated wine rack, breakfast bar, wooden floor, low voltages spot lights, glazed double doors to sunroom.



SUN ROOM: 13' 08" x 12' 06" (4.17m x 3.81m) Wooden floor, glazed door to rear.



FAMILY ROOM: 14' 0" x 11' 08" (4.27m x 3.56m) Glazed double doors to rear.

UTILITY ROOM: 9' 11" x 5' 09" (3.02m x 1.75m) Range of high and low level units, plumbed for washing machine, wooden floor, glazed door to side.

## First Floor

Access to roofspace via slingsby ladder, shelved hotpress.



BEDROOM (1): 12' 10" x 14' 0" (3.91m x 4.27m)



ENSUITE BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, tiled floor, chrome heated towel rail.

BEDROOM (2):

14' 0" x 13' 06"

(4.27m x 4.11m)

ENSUITE BATHROOM:

White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, tiled floor.



BEDROOM (3):

14' 0" x 11' 09"

(4.27m x 3.58m)

Wooden floor.



BEDROOM (4):

11' 09" x 12' 08"

(3.58m x 3.86m)

Wooden floor.







BATHROOM: White suite comprising free standing roll top bath, high flush wc, pedestal wash hand basin, part tiled walls, tiled floor, low voltage spot lights.

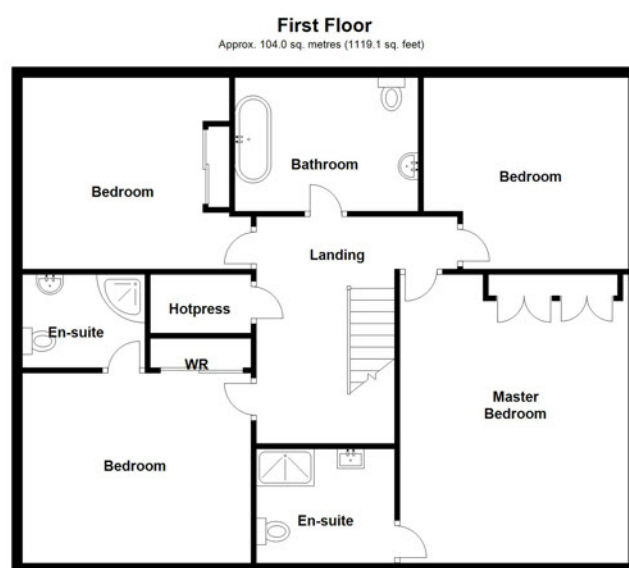


Outside

Front: Gardens in lawn, paviour driveway parking, electric remote control gates leading to additional visitor parking to front.

Rear: Enclosed garden in lawn with paviour seating area, uPVC oil tank.

GARAGE: 19' 0" x 11' 03" (5.79m x 3.43m) Oil fired boiler, beam vacuum system, up and over door, glazed door to rear.



Total area: approx. 227.0 sq. metres (2443.8 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

## Location:

From Prince William Rd, turn left onto the Ballymacash Rd which becomes the Glenavy Road. Penworth Green is located shortly after on the right hand side.

## Belfast Branches

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000

## Other Branches

Bangor - 028 91 45 1166  
Holywood - 028 90 42 4747  
Lisburn - 028 92 66 1700

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

## Energy Rating

Epc Type: Domestic

Current: E54

Potential: D57

EPC Landmark Code: 0459-1062-0297-6478-2930

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54	54	57
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



With You Every Step of the Way



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