



We are delighted to bring to the sales market this superbly appointed five bedroom detached family home occupying a corner site on Harmony Hill, Lisburn. Positioned just off Queensway, the property provides ease of access for the city commuter to Belfast and Hillsborough Village and is within striking distance of Lisburn City Centre with a range of local amenities and lies within the catchment area to the region's most prestigious schools.

To the ground floor, the property provides a bright reception hall, downstairs WC, separate lounge, large living room with dual aspect and a kitchen diner with newly fitted kitchen and ample space for casual dining. The first floor of the property provides further excellent accommodation offering a bright landing area, four well-appointed bedrooms and a main bathroom with modern white suite. To the lower ground floor, the property provides a one bedroom self-contained annex with kitchen diner and a separate shower room.

The property further benefits from UPVC double glazing, gas fired central heating, additional under house basement storage, extensive tarmac driveway with private off street parking, front garden laid in lawns with mature trees and flowerbeds and an extensive rear garden with tiered decking areas providing low maintenance entertaining areas.

Rarely do properties of this quality present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

**Offers Over  
£475,000**

57 Harmony Hill,  
Lisburn,  
BT27 4ET

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Superbly Presented Five Bedroom Detached Family Home Occupying a Corner Site on Harmony Hill
- Providing a Self Contained One Bedroom Annex to the Lower Ground Floor
- Ideally Positioned just off Harmony Hill and Queensway
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Five Well Appointed Bedrooms
- Bright and Airy Reception Hall with Downstairs WC
- Separate Lounge and Living Room with Dual Aspect Windows
- Kitchen Diner with Ample Space for Casual Dining
- Family Bathroom with Modern White Suite
- Annex with Kitchen Diner and Shower Room with Own Front Door Access
- Enclosed Private Front Garden in Lawns with Mature Trees and Flowerbeds
- Tarmac Driveway with Extensive Off Street Parking and Additional Under House Basement Storage
- Tiered Rear Garden with Decking Areas Providing Low Maintenance Entertainment Areas
- UPVC Double Glazing and Gas Fired Central Heating
- No Onward Chain
- Early Viewing Highly Recommended



The Property Comprises:

Tiled walk way to...

### Ground Floor

COVERED ENTRANCE: Upvc double glazed front door with frosted glass inset and glass sidelights into...

RECEPTION HALL: Laminate wooden floor, low voltage recessed flooring.

DOWNSTAIRS W.C.: White suite comprising low flush WC with push button, wash hand basin with chrome taps and pedestal, chequered tiled floor, low voltage recessed spotlights, extractor fan.

LOUNGE: 13' 5" x 11' 8" (4.09m x 3.56m) At widest points, measurements into bay window.  
Outlook to front, laminate wooden floor, cornice ceiling.



LIVING ROOM: 23' 5" x 13' 4" (7.14m x 4.06m) At widest points. Dual aspect to front and rear, laminate wooden floor, glazed french doors to rear garden area, fireplace with brick surround and mantelpiece with wooden sleeper.



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KITCHEN/DINING AREA: 23' 7" x 14' 4" (7.19m x 4.37m) Range of high and low level units, laminate effect worktops, stainless steel single drainer sink with side drainer and chrome mixer tap, 4 ring beko gas hob with built in stainless steel extractor fan, built in oven and grill, built in dish washer, tiled floor, part tiled walls, larder cupboard with access to electric meter, ample space for dining, low voltage recessed spotlights.



#### Lower Level

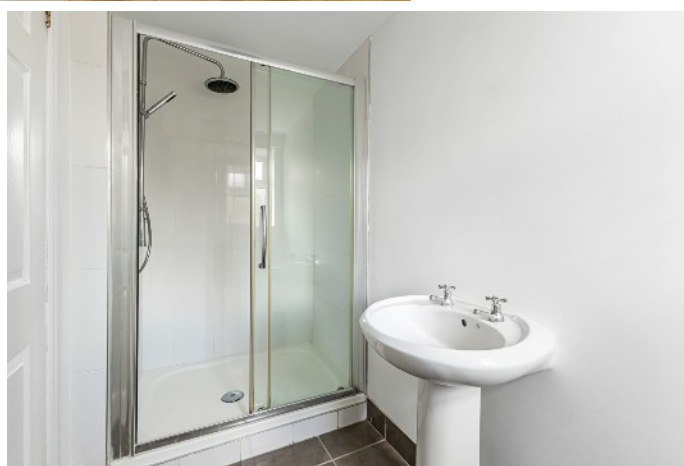
Picture window, upvc double glazed access door with frosted glass inset.

#### Annex:

ROOM (1): 14' 3" x 10' 2" (4.34m x 3.1m) At widest points. Outlook to rear garden, laminate wooden floor, kitchen with range of high and low level unit, laminate effect worktops, plumbed for washing machine, plumbed for tumble dryer, tiled floor, space for casual dining.



SHOWER ROOM: White suite comprising low flush WC, pedestal wash hand basin with chrome taps, corner shower unit with glass sliding door, fully tiled, shower with thermostatic control valve, rainfall head shower, telephone attachment, extractor fan.



## First Floor

LANDING: Picture window, access hatch to roofspace, low voltage recessed spotlights.

BEDROOM (4): 9' 0" x 7' 4" (2.74m x 2.24m) At widest points.

BEDROOM (2): 13' 6" x 11' 10" (4.11m x 3.61m) At widest points, measurements into bay window.



FAMILY BATHROOM: White suite comprising, low flush WC, pedestal wash hand basin with chrome mixer tap, tiled panelled bath with chrome mixer tap, fully tiled walls, vinyl flooring, chrome heated towel rail, corner shower unit with glass door, chrome thermostatic control valve with telephone attachment and rainfall headset.



BEDROOM (3): 12' 6" x 7' 8" (3.81m x 2.34m) At widest points. Outlook to front.



BEDROOM (1): 15' 9" x 12' 6" (4.8m x 3.81m) At widest points. Dual aspect to front and rear, cornice ceiling.





## Outside

Tarmac driveway with off-street parking for 3-4 cars.

Surrounding gardens with mature front garden laid in lawns and surrounding shrubs,trees and hedging.

Rear garden laid in artificial grass with raised decking area, outside tap, outside light, surrounding fencing.

Under house storage access via uPVC double glazed door and access to gas boiler.

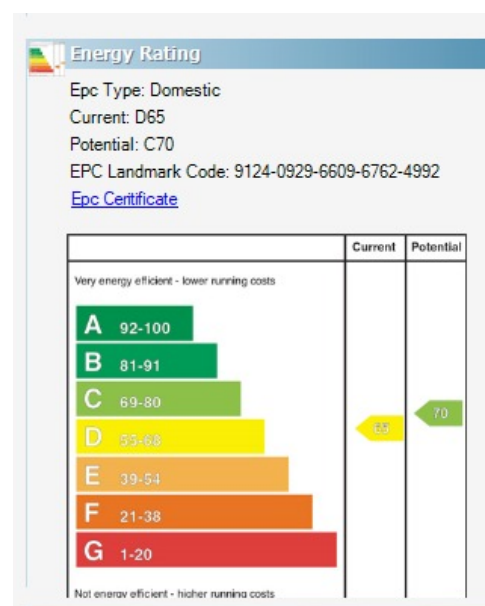


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## Location:

Heading out of Lisburn on the Belfast Road, turn left on to Moss Road and immediately left on to Harmony Hill. Number 57 is located on the left hand side.



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