



Exceptional recently constructed detached family home located in the heart of the countryside yet minutes from both Belfast and Lisburn.

Everything about this fine home is geared towards modern family living with spacious accommodation spread over three floors.

The property offers super well proportioned accommodation which is finished to an outstanding standard. There is an excellent sized kitchen with good range of integrated appliances. The property is designed to maximise the use of natural light and countryside views, whilst remaining ideal for everyday family requirements.

Rarely does the opportunity arise to purchase such a fantastic family home, early viewing is encouraged to appreciate everything it has to offer.

Offers Over
£285,000

2 Hillhall Grange,
Hillhall Road,
Lisburn,
BT27 5GX

Viewing by
appointment
through agent
028 9066 3030

- Exceptional Detached Family Home in Semi-Rural Location Yet Convenient to Lisburn and Belfast
- Spacious Reception Hall/Downstairs WC
- Excellent Sized Lounge with Attractive Limestone Fireplace
- Magnificent High Gloss kitchen with Granite Work Surfaces and Range of Neff Integrated Appliances/Excellent Sized Utility Room
- Kitchen Open Plan to Spacious Casual Dining Area and Sun Room
- First Floor Living Room/TV Den
- Four Excellent Bedrooms (Two with Ensuite Shower Rooms and Master with Dressing Room)
- Superb Luxury Bathroom with Contemporary Tiling
- Oil Fired Central Heating/uPVC Double Glazed Windows/Beam Vacuum System/Alarm System
- Excellent Standard of Finish with Many Outstanding Features To Include Sky TV/Sky Plus Points in Living/Bedroom Areas, DVD Home Theatre System in TV Room
- Paved Driveway Parking, Landscaped Low Maintenance Plants to the Front and Back, Rear Patio Area with Block Paving, Landscaping Carried Out by Cameron Landscapes
- A Short Distance From Lisburn and Belfast and the main Saintfield Road Motorway Making Commuting Extremely Convenient

The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: Under stairs storage, ceramic tiled floor.

CLOAKROOM:

LOUNGE: 17' 1" x 15' 5" (5.21m x 4.7m) Attractive feature fireplace with cast iron inset and slate hearth, low voltage spotlights.



MODERN FITTED KITCHEN WITH CASUAL LIVING/DINING AREA: 24' 1" x 16' 0" (7.34m x 4.88m) Oak kitchen, double patio doors.

UTILITY ROOM: 12' 3" x 5' 4" (3.73m x 1.63m)



First Floor

LANDING:

TV DEN: 11' 9" x 10' 4" (3.58m x 3.15m)

BEDROOM (3): 18' 10" x 17' 11" (5.74m x 5.46m) Low voltage spotlights.

BEDROOM (4): 13' 5" x 11' 9" (4.09m x 3.58m)

BATHROOM:

Second Floor

LANDING:

BEDROOM (1): 16' 1" x 11' 10" (4.9m x 3.61m) (At widest points).



DRESSING ROOM: 11' 11" x 7' 9" (3.63m x 2.36m)

ENSUITE SHOWER ROOM:

BEDROOM (2): 18' 8" x 17' 2" (5.69m x 5.23m) (At widest points).

ENSUITE SHOWER ROOM:

Outside

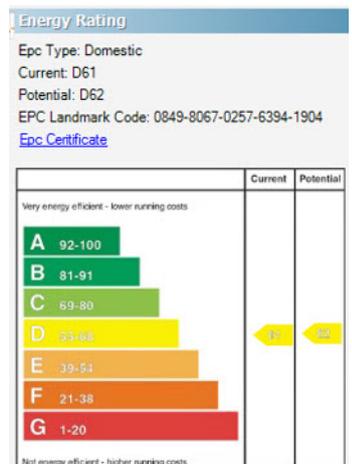
Private enclosed rear garden with paved sitting areas, beds in shrubs and bushes. Paved driveway parking to the front.



Location:

Off Hillhall Road, Lisburn.

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

