



This attractive well presented detached bungalow occupies an excellent mature landscaped site with superb countryside views extending to approximately 0.6 of an acre. Whilst benefiting from this peaceful situation it also offers convenience with those amenities in Malone only a few minutes away and both Belfast and Lisburn easily accessible.

The property offers well proportioned accommodation which is further enhanced by the superb surrounding landscaped gardens and overall it is ideally suited to cater for all those modern day living requirements.

Offering the best of both worlds with its quiet yet convenient situation this property will have wide ranging appeal including to families and those more discerning purchasers looking for a less stressful lifestyle.

Offers Over  
£375,000

14 Glen Road,  
Hillhall Road,  
LISBURN,  
BT27 5JR

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Viewing by  
appointment  
through agent  
028 9066 3030



- Attractive Detached Bungalow with Superb Landscaped Gardens & Countryside Views
- Spacious Reception Hall with Separate Cloakroom
- Generous Bright Lounge with Semi Circular Bay Window
- Separate Good Sized Dining Room & Excellent First Floor Family / Living Room
- Cordiners Pine Fitted Kitchen with Built-in Appliances
- Open Plan to Casual Dining & Living Area
- Four Good Sized Bedrooms Including Large Master with Modern Ensuite
- Good Sized Fitted Bathroom with Separate Shower Cubicle
- Well Presented Throughout & Ideal for Modern Day Living
- Oil Fired Central Heating / Double Glazed Windows / Alarm System
- Supberb Private Site Extending to Approximately 0.6 of an Acre
- Extensive Parking & Turning Areas / Attached Garage & External Utility Room
- Beautiful Landscaped Gardens in Lawns Including Secluded South Facing Rear Sun Terrace
- Quiet yet Convenient situation with Malone Only a Few MInutes Away & Belfast & Lisburn Easily Accessible
- Appealing to the Young Including Families & the More Discerning Buyer

The Property Comprises:

Ground Floor

Hardwood front door with double glazed side panels.

ENTRANCE PORCH: Ceramic tiled floor. Glazed door with matching side panel to...

SPACIOUS RECEPTION HALL: Cornice ceiling. Access to roofspace via Slingsby type ladder which is partly floored.



CLOAKROOM:

LOUNGE: 16' 10" x 12' 0" (5.13m x 3.66m) Semi circular bay window, feature fireplace, cornice ceiling. Sliding double glazed patio door to covered and enclosed rear sitting area and rear garden.



DINING ROOM: 16' 3" x 9' 7" (4.95m x 2.92m)



CORDINERS PINE FITED KITCHEN OPEN PLAN TO CASUAL DINING / LIVING AREA: 21' 6" x 11' 9" (6.55m x 3.58m) (at widest points into rear bay). Excellent range of high and low level units, 1.5 basin single drainer stainless steel sink unit, AEG 4 ring ceramic hob with extractor fan and canopy, matching AEG oven underneath, built-in Panasonic microwave oven, integrated Neff dishwasher, integrated AEG fridge, matching built-in dresser with plate rack and stained glass panels, built-in wine rack, concealed lighting and low voltage lighting, mahogany effect uPVC double glazed door to outside.



MASTER BEDROOM: 15' 1" x 13' 2" (4.6m x 4.01m) Low voltage spotlighting.



GOOD SIZED MODERN ENSUITE SHOWER ROOM: Fully tiled shower cubicle with Aqualisa shower unit, low flush wc, vanity unit, bathroom cabinet with inset mirror and low voltage lighting, fully tiled walls, low voltage lights, extractor fan.



BEDROOM (2): 19' 0" x 10' 0" (5.79m x 3.05m) (at widest points into robe). Extensive built-in robes, vanity unit with inset mirror and light.



BEDROOM (3): 13' 0" x 9' 0" (3.96m x 2.74m) Currently used as sitting room. Semi circular bay window.



BEDROOM (4): 10' 5" x 9' 0" (3.18m x 2.74m)

GOOD SIZED FITTED BATHROOM: 9' 7" x 8' 4" (2.92m x 2.54m) (at widest points). Cream suite with brass fittings comprising wood panelled bath, low flush wc, pedestal wash hand basin, separate fully tiled shower cubicle, fully tiled walls, tongue and groove panelled ceiling with low voltage lights, shelved hotpress.

Open tread staircase from reception hall to...

FAMILY / LIVING ROOM: 25' 6" x 13' 9" (7.77m x 4.19m) (at widest points). Storage in eaves.



## Outside

Beautiful generous mature site enclosed by boundary hedging overlooking surrounding countryside extending to approximately 0.6 of an acre.

Entrance pillars and tarmac driveway leading to extensive parking and turning areas to front and sides.

Additional brick paviour parking area and designated car wash area.

ATTACHED GARAGE: 17' 0" x 10' 10" (5.18m x 3.3m) (at widest points). Up and over door, power and light, work bench, old Belfast sink unit and hot and cold water.

Mature beautifully landscaped gardens in lawns and beds with wide variety of plants, trees and shrubs with various sitting areas and extensive south facing extremely private paved rear sun terrace, covered enclosed sitting area, outside lights.

UTILITY ROOM: 10' 10" x 8' 0" (3.3m x 2.44m) (at widest points). Range of units, stainless steel sink unit with work surfaces, tiled floor, plumbed for washing machine, oil fired boiler, vented for tumble dryer. Access via covered walkway from back door in kitchen.

Greenhouse.

Enclosed oil tank / bin area.

Small portion of ground fronting Glen Road also included.



## Location:

Travelling from Belfast on the Upper Malone Road continue past Malone Golf Club and turn left onto the Drumbeg Road; continue to the top and turn right at the Homestead crossroads onto the Hillhall Road. The Glen Road is approximately 1 mile on the left hand side. Number 14 is a short distance on the right hand side.



This plan is for illustrative purposes only.  
Plan produced using PlanUp.  
**14 Glen Road, Drumbo**

Energy Rating	
Epc Type: Domestic	
Current: D58	
Potential: E47	
EPC Landmark Code: 0359-5045-0271-7701-4910	
<a href="#">Epc Certificate</a>	
Very energy efficient - lower running costs	Current Potential
<b>A</b> 92-100	
<b>B</b> 81-91	
<b>C</b> 69-80	
<b>D</b> 55-68	58
<b>E</b> 39-54	47
<b>F</b> 21-38	
<b>G</b> 1-20	
Not energy efficient - higher running costs	

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