



We are delighted to bring to the sales market this fantastic five bedroom detached family home occupying a spacious site in the popular Ashfield Hall development. This home provides ease of access for the city commuter to Belfast, Hillsborough and Lisburn, all with a range of local amenities including many popular restaurants, shops and leading schools.

In short, the property comprises of a bright and spacious entrance hall, downstairs WC, two separate front reception rooms plus sun room, an open plan kitchen dining living space with integrated appliances, utility room, five well-appointed bedrooms, two with en-suite shower room and a separate family bathroom with modern white suite.

The property further benefits from double glazing throughout, oil fired central heating, tarmac driveway with off street parking for several cars, enclosed spacious rear garden with paved patio areas and a garage.

A fabulous opportunity to own a wonderful family home and an early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around  
£455,000

5 Ashfield Hall,  
Lisburn,  
BT27 5WG

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Viewing by  
appointment with  
& through agent  
028 9266 1700

- A Most Impressive And Well Presented Detached Villa Occupying A Prime Setting Within This Exclusive Cul De Sac Development Close To Down Royal Race Course, Hillsborough Village And Sprucefield
- Spacious Lounge With Feature Fireplace And Hearth / Cloakroom With Low Flush Suite
- Spacious Luxury Kitchen/Dining/Living Area With Range Of Integrated Appliances And Island / Utility Room
- Five Good Sized Bedrooms (Two With Luxury Shower Room En Suites)
- Spacious Luxury Family Bathroom
- Enclosed Rear Garden With Private Aspects And Fantastic Patio Areas, Perfect For Both Relaxing And Entertaining
- Garage Plus Tarmac Driveway / Oak Internal Doors
- Oil Fired Central Heating With Oil Fired Boiler / PVC Double Glazed Windows With Flared Reveals
- Viewing Highly Recommended To Fully Appreciate



The Property Comprises:

Ground Floor

ENTRANCE HALL: Under stairs storage.

LIVING ROOM: 15' 3" x 10' 10" (4.65m x 3.3m) Feature fireplace with gas fire.



FAMILY ROOM: 12' 5" x 11' 7" (3.78m x 3.53m)



KITCHEN: 16' 2" x 12' 6" (4.93m x 3.81m) Range of high and low level units, Rangemaster oven with five ring hob, high and low level units, island with sink unit and storage, integrated dishwasher.



LIVING/DINING AREA: 13' 3" x 11' 2" (4.04m x 3.4m)



UTILITY ROOM: 12' 1" x 6' 3" (3.68m x 1.91m) Range of high and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine. Access to rear.



DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, ceramic tiled floor.

SUN ROOM: 12' 1" x 11' 5" (3.68m x 3.48m) Ceramic tiled floor, access to rear.



First Floor

LANDING: Storage cupboards, hotpress.

PRINCIPAL BEDROOM: 16' 4" x 10' 10" (4.98m x 3.3m) Built-in robe.

ENSUITE SHOWER ROOM: Shower, low flush wc, wash hand basin, tiled floor.



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BEDROOM (2): 11' 7" x 11' 5" (3.53m x 3.48m)

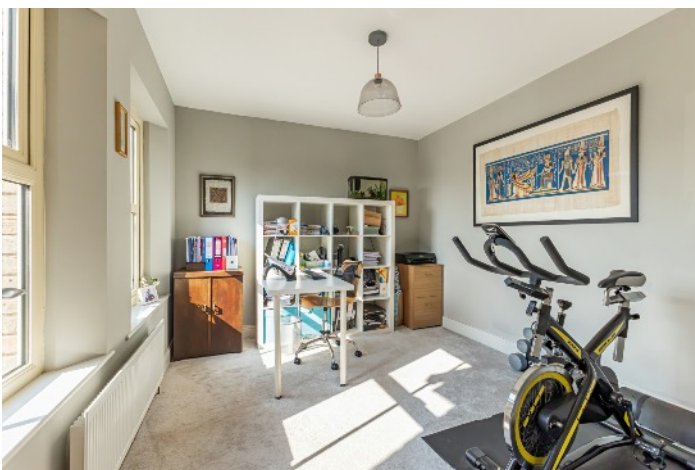


BEDROOM (3): 11' 7" x 9' 6" (3.53m x 2.9m)



BEDROOM (4): 12' 3" x 10' 10" (3.73m x 3.3m)

BATHROOM: Shower cubicle, free-standing bath, wash hand basin, chrome heated towel rail, ceramic tiled floor, extractor fan.



## Second Floor

BEDROOM (5): 20' 5" x 8' 6" (6.22m x 2.59m)

ENSUITE SHOWER ROOM: Shower cubicle with tiled inset, wash hand basin, low flush wc, Velux window, tiled floor.



STORE ROOM: Access to further storage.

## Outside

Tarmac driveway with ample parking. Driveway leading to Garage. Gardens to the rear laid in lawn and spacious patio areas.



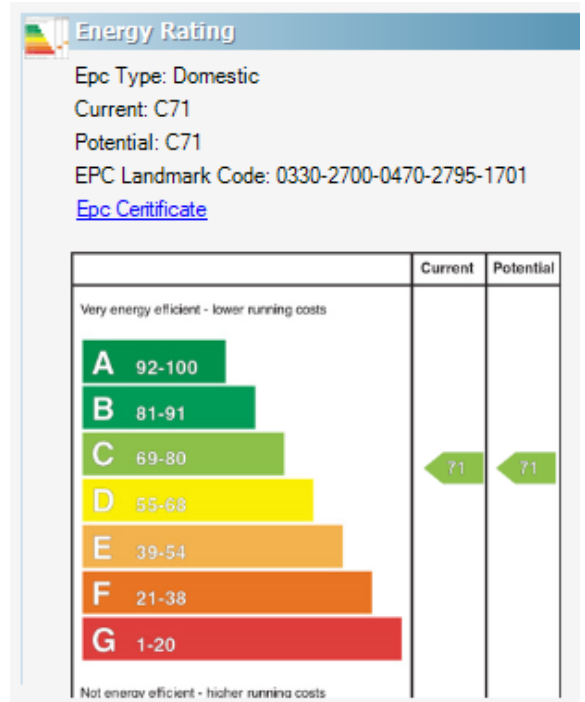
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Location:

Located off Kesh Road.

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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