



This impressive detached family home occupies a fabulous site nestled within some of County Down's most idyllic scenery.

The deceptively spacious interior extending to approximately 3000 sq ft offers bright, well-proportioned, versatile accommodation that would easily adapt to fit the requirements of most families or the active retired couple wanting quiet country living yet only 10 minutes from Comber Town Centre and 30 minutes from Belfast City Centre.

The property has been very well maintained by the present owners leaving the purchaser with little to do but enjoy the space, peaceful setting and stylish and comfortable interior.

Offers Around  
£485,000

12 Lisinaw Road,  
Killinchy  
BT30 9LT

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Viewing by  
appointment  
through agent  
028 9042 4747

- Bright and spacious detached family home on fabulous site
- Adaptable accommodation, currently comprising:
- Three reception rooms
- Ornate double height conservatory
- Five bedrooms with ensuite bathroom to the principal bedroom
- Ensuite shower room off ground floor bathroom
- Open plan modern fully fitted kitchen with casual dining area
- Separate laundry/utility room
- Ground floor modern bathroom
- Attached double garage with service door to laundry room
- Sweeping tarmac driveway with ample additional parking
- Well-maintained mature landscaped front, side and rear gardens
- Panoramic views over open countryside offering a quiet idyllic setting



The Property Comprises:

Ground Floor

Hardwood double front door with glazed inset to:

SPACIOUS RECEPTION HALL: Minstrel gallery, skylight, mature outlook to front.



LIVING ROOM: 22' 4" x 17' 8" (6.81m x 5.38m) (Measurement into bay window). Oak herringbone engineered wooden floor. Mature outlook across rolling countryside. Contemporary Nordpeis wood burning stove, slate hearth, PVC sliding door to:



KITCHEN: 26' 4" x 11' 7" (8.03m x 3.53m) Modern fully fitted kitchen with excellent range of high and low level units, granite worktops, integrated five ring hob, extractor fan above, single drainer sink and a half stainless steel sink unit with mixer taps, built-in frosted glass display unit, integrated high level oven, integrated microwave, plumbed for American fridge/freezer, polished porcelain tiled floor, built-in breakfast bar open to ample dining area with low voltage spotlights. Sliding PVC double doors to conservatory, additional glazed door to garden.



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CONSERVATORY: 24' 6" x 14' 0" (7.47m x 4.27m) Ceramic tiled floor, PVC double glazed French doors to rear garden. Excellent views across rolling countryside.

Hotpress with built-in shelving.



BATHROOM: Modern white suite comprising Duravit low flush wc, vanity unit with chrome mixer taps, built-in cabinet below, walk-in shower with Triton electric shower unit, drying area, ceramic tiled floor, porcelain tiled walls. Feature auto-light, pebble border, chrome heated towel rail.

Hatch to Hotpress.





BEDROOM (6)/STUDY: 8' 8" x 8' 5" (2.64m x 2.57m) Mature outlook.

BEDROOM (5)/STUDY: 12' 5" x 10' 1" (3.78m x 3.07m)

UTILITY ROOM: 13' 4" x 8' 1" (4.06m x 2.46m)

Ceramic tiled floor, range of high and low level units, laminate work tops, plumbed for washing machine, stainless steel single drainer sink unit with mixer taps. Service door to garage.

BEDROOM (4): 18' 1" x 9' 8" (5.51m x 2.95m) (Measurements into bay). Laminate wooden floor.

Dual aspect windows. Access to:

DRESSING ROOM: Laminate work tops.

First Floor

LANDING:

BEDROOM (1): 22' 9" x 17' 6" (6.93m x 5.33m) Extensive range of mirror fronted sliding robes, dual aspect windows.

ENSUITE BATHROOM: White suite comprising twin sink vanity unit with cabinet below. Jacuzzi bath with chrome mixer taps, low flush wc. Wet room style shower with Mira shower unit, additional jets, drying area, ceramic tiled floor, fully tiled walls, chrome heated towel rail, low voltage spotlights, Velux window.



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BEDROOM (2): 14' 4" x 13' 3" (4.37m x 4.04m) Mature outlook.

ENSUITE SHOWER ROOM: Coloured suite comprising low flush wc, pedestal wash hand basin, built-in shower cubicle with tiled splashback, extractor fan.



BEDROOM (3): 23' 8" x 14' 6" (7.21m x 4.42m) Laminate wooden floor. Storage into eaves.



Outside

Tarmac driveway with ample parking leading to:

DOUBLE GARAGE: 25' 2" x 24' 6" (7.67m x 7.47m) Electric up and over door. Light and power, range of high level units, excellent storage.

WC: White suite comprising low flush wc, floating wash hand basin.

Gardens laid in extensive lawns with mature trees, plants, shrubs, excellent degree of privacy.

PVC fascia and soffit boards. Outside tap, oil pvc storage tank. Views across rolling countryside. Dog run. Paved patio area ideal for barbecuing and outdoor entertaining enjoying countryside views. Feature pond with water fountain.

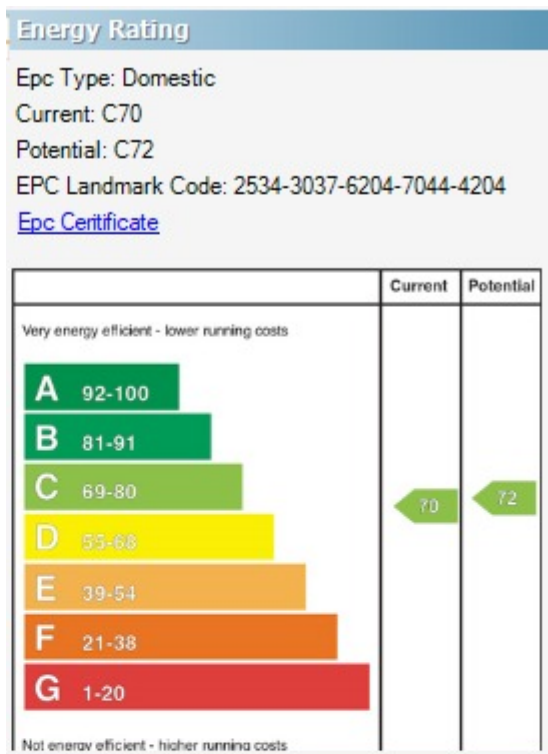




## Location:

1. Travelling South along Killyleagh Road, go through Balloo Village. This road becomes the Comber Road. Proceed to take the third right onto Derryboye Road. Continue for approx. 1.5km then turn left onto Clay Road. Take the first road on the right onto Ballygoslin Road then next left onto Lisinaw Road. Number 24 is located on the right side of the road. OR

2. From Saintfield village turn left for Killyleagh. Travel through Darragh Cross and you will come to Derryboye crossroads. From Derryboye crossroads straight on towards Killyleagh and next left is Lisinaw Road.



Sizes And Dimensions Are Approximate. Actual May Vary.

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 Lisburn Road - 028 90 66 3030  
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