



This attractive detached family home occupies a quite superb elevated situation set back from the road with generous surrounding gardens. There are simply stunning views over the countryside to Belfast and whilst benefitting from this idyllic rural setting both Belfast and Lisburn are only a short distance drive.

The property offers excellent spacious and adaptable accommodation internally and combined with the outside space is ideally suited to cater for all those every day family living requirements.

Recent sales in this particular much sought after location have proved extremely successful and with all and more this attractive property has to offer it will have wide ranging appeal. Early inspection is advised as the setting and the spectacular views must be seen to be fully appreciated.

Offers Around  
£525,000

228 Hillhall Road,  
Lisburn,  
BT27 5JQ

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Excellent detached family home situated on an elevated site extending to approximately 1 acre
- Lounge with open fire
- Spacious Dining Room and additional Family Room
- Modern fitted kitchen with breakfast area and open arch to Sun Room/Separate utility room
- Four bedrooms, principal with ensuite shower room
- Family bathroom with 4 piece white suite and ground floor cloakroom with WC
- Oil fired central heating and double glazing throughout
- Sweeping driveway with parking for several cars to front and side
- Generous Gardens in lawn and mature shrubs and sitting areas
- Popular location and viewing recommended!

The Property Comprises:

Ground Floor

ENTRANCE HALL: uPVC double glazed front door with double glazed windows and fan light. Siberian Tiger oak flooring.



LOUNGE: 19' 6" x 13' 0" (5.94m x 3.96m) Siberian Tiger oak floor and open plan fire.



Telephone 028 9266 1700

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OPEN PLAN DINING ROOM: 18' 0" x 10' 0" (5.49m x 3.05m) Oak flooring.



FAMILY ROOM: 13' 0" x 10' 0" (3.96m x 3.05m) Living flame gas fire.



INNER HALLWAY: uPVC double glazed barn style door to rear. Tiled floor.

UTILITY ROOM: 10' 0" x 6' 0" (3.05m x 1.83m) Tiled floor, plumbed for washing machine.



SUN ROOM: 12' 0" x 12' 0" (3.66m x 3.66m) Tiled floor, vaulted ceiling, uPVC double glazed door to rear.



KITCHEN WITH BREAKFAST AREA : 13' 0" x 13' 0" (3.96m x 3.96m) High and low level units, 1.5 bowl single drainer stainless steel sink unit with mixer tap, plumbed for American fridge freezer, 5 ring gas hob with extractor fan, electric double oven , central island unit with wooden work surfaces and breakfast bar, velux windows. Tiled floor, part tiled walls, integrated dishwasher, concealed lighting.



CLOAKROOM: Low flush wc, vanity unit with splash tiling, chrome heated towel rail, tiled floor.

## First Floor

LANDING: Original pine floor, access to part floored roofspace.



PRINCIPAL BEDROOM: 13' 11" x 13' 0" (4.24m x 3.96m)



ENSUITE BATHROOM: White suite comprising low flush wc, pedestal was hand basin, walk in shower cubicle, low voltage spots, fully tiled walls, heated towel rail, feature glass blocks to wall.

BEDROOM (2): 13' 9" x 13' 9" (4.19m x 4.19m)

BEDROOM (3): 13' 9" x 13' 9" (4.19m x 4.19m)

BEDROOM (4): 13' 9" x 13' 9" (4.19m x 4.19m) Velux window.



BATHROOM: White suite comprising of free standing roll top bath with mixer tap and shower attachment, pedestal wash hand basin with floor to ceiling splash tiling, low flush wc, tiled floor with feature mosaic design, low voltage spots, fully tiled shower cubicle with mosaic design and Aqualisa shower, bathroom cabinet with integrated lighting.



### Outside

Sweeping driveway leading to parking at front and further large parking area to side. Mature, landscaped surrounding gardens including generous lawns to rear with mature trees and planting and backing on to the open fields. Decking area and further area for a dog run to the side.





## RATES PAYABLE:

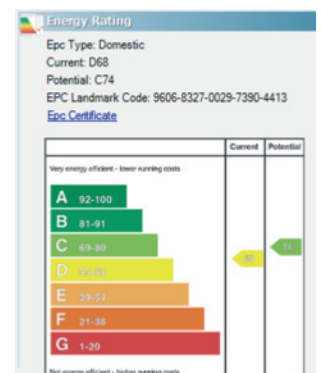
For the period April 2023 to March 2024 £1566.00

## TENURE:

We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details.

## Location:

From Drumbeg Road at the end of the junction turn right towards Lisburn and 228 is on the left hand side.



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