



29A Lisburn Road represents a unique opportunity to acquire a well-appointed four bedroom detached family home occupying an extensive mature site down a private laneway within walking distance of Royal Hillsborough Village. The property provides ease of access for the city commuter to Belfast and Hillsborough Village and is within striking distance of Lisburn City Centre with a range of local amenities including many popular restaurants, pubs, shops and leading schools.

In short, this versatile property comprises of an entrance porch leading to the dining room with bay window and open fire, separate lounge with stone fireplace and dual aspect windows, open plan kitchen dining living space with fitted kitchen and range of units, rear porch, separate utility room, principal suite with en-suite shower room and walk in wardrobe and a further family bathroom.

The first floor of the property provides three further spacious bedrooms with excellent additional built in storage throughout and a separate WC with wash hand basin.

The property further benefits from UPVC double glazing throughout, oil fired central heating, sweeping pebbled driveway with ample private off street parking, attached double garage with up and over door, two garden rooms and extensive front, side and rear gardens with a vast array of mature shrubs, trees and flowerbeds with surrounding patio areas.

Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Over  
£450,000

29A Lisburn Road,  
HILLSBOROUGH,  
BT26 6HW

Viewing by  
appointment with  
& through agent  
028 9266 1700

- Well Presented Detached Family Home Positioned Down a Private Laneway Just off Lisburn Road, Hillsborough
- Occupying an Extensive Private Site with Mature Surrounding Gardens
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and within Walking Distance to Hillsborough Village
- Entrance Porch Leading to Dining Room with Open Fire and Bay Window
- Lounge with Dual Aspect and Open Stone Fireplace
- Open Plan Kitchen Living Dining Room with Luxury Fitted Kitchen and Range of Built in Units and Appliances
- Rear Porch with Access to Rear Garden
- Separate Utility Room with Range of High and Low Level Units
- Ground Floor Principal Bedroom with En-Suite Shower Room and Walk in Wardrobe
- Family Bathroom Providing Both Bath and Shower Facilities
- Three Well Appointed First Floor Bedrooms with Additional Built in Storage
- Separate WC and Wash Hand Basin
- Enclosed Private Rear Garden with Raised Extensive Patio Areas and a Garden Rooms
- Sweeping Pebbled Driveway Providing Ample Private Off Street Parking
- Mature Surrounding Front and Side Gardens with Excellent Privacy
- Attached Double Garage with Up and Over Door and Excellent Additional Storage
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

ENTRANCE PORCH:



DINING ROOM: 15' 3" x 10' 11" (4.65m x 3.33m) Feature fireplace, bay window, wooden flooring.



LOUNGE: 20' 1" x 13' 9" (6.12m x 4.19m) Feature stone fireplace with open fire, vaulted ceiling, wooden flooring.



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KITCHEN/DINING/FAMILY: 25' 3" x 12' 11" (7.7m x 3.94m) Luxury fitted range of high and low level cabinets, laminate work tops, built- in ceramic hob and electric oven and microwave, space for American style Fridge/ Freezer, breakfast bar, single drainer stainless steel sink unit, open to family/ dining area.



REAR PORCH: Door to rear gardens.

DOWNSTAIRS W.C.: Low level WC, wash hand basin.

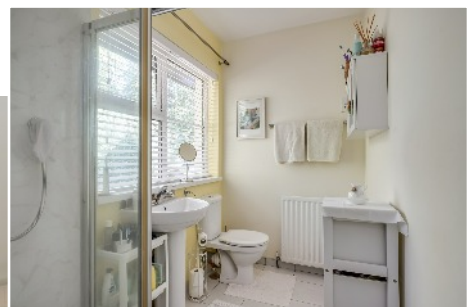
INNER HALLWAY: Open tread stairs to:

UTILITY ROOM: 8' 2" x 6' 3" (2.49m x 1.91m) Range of units, plumbed for washing machine.

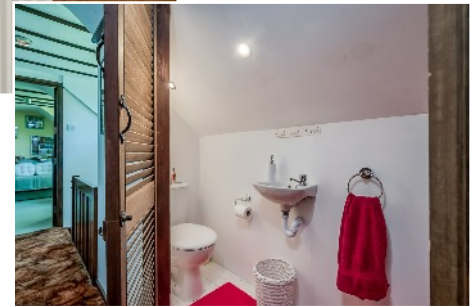
PRINCIPAL BEDROOM: 19' 1" x 12' 1" (5.82m x 3.68m)

ENSUITE SHOWER ROOM: Separate shower cubicle with shower unit, wash hand basin, low level WC, wall tiling.

DRESSING ROOM: 7' 10" x 5' 5" (2.39m x 1.65m)



FAMILY BATHROOM: White suite comprising panelled bath, separate shower cubicle, low level WC, bidet, wall tiling.



First Floor

LANDING: Built-in storage cupboards.

SEPARATE WC: Wash hand basin, low level wc.

BEDROOM (2): 15' 2" x 9' 1" (4.62m x 2.77m) Wash hand basin, low level WC.



BEDROOM (3): 13' 9" x 12' 1" (4.19m x 3.68m) Built-in robes, dormer window.

BEDROOM (4): 12' 2" x 9' 1" (3.71m x 2.77m)



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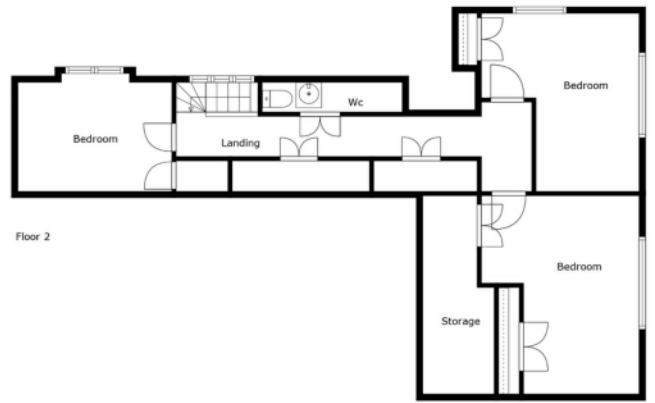
## Outside

ATTACHED DOUBLE GARAGE: 19' 1" x 18' 1" (5.82m x 5.51m) Roller shutter door.

Private gravel driveway laid in stones, car parking spaces, neat front and rear manicured lawns, private and secluded. uPVC fascia and guttering.

Extensive rear paved patio laid in paving stones. Secluded and private rear gardens. Summer houses, green house, oil fired boiler, oil storage tank.





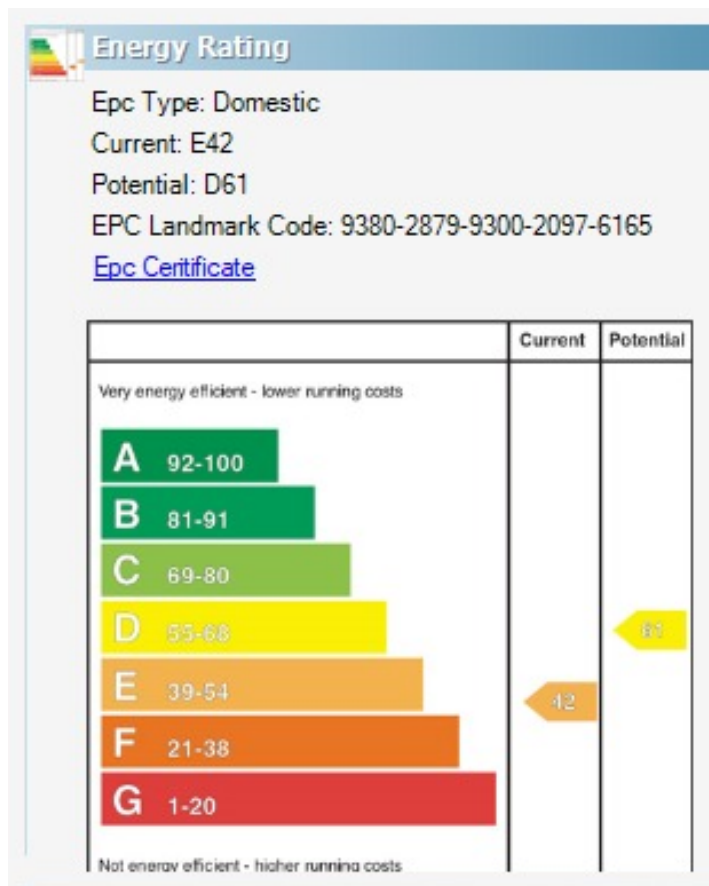
Sizes And Dimensions Are Approximate. Actual May Vary.



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Location:

Coming off the A1 towards Hillsborough Village, 29A Lisburn Road is located down a private laneway on the right hand side next to Sandringham Court.



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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