

TEMPLETON  
ROBINSON



6A Oldpark Road,  
LISBURN,  
BT28 3QT

Offers Over  
£545,000

Viewing by  
appointment with  
& through agent  
028 90 663030



This attractive detached home has been designed and finished to an extremely high specification and is situated on an excellent site, combining the benefits of countryside rural life and offering superb views of the surrounding landscape. Whilst enjoying this tranquil location only a few minutes drive from Derriagh and commuting distance of Belfast and Lisburn. The property is set in an excellent, mature and landscaped site. The beautifully maintained and landscaped gardens offer various sun terraces and are mature and well stocked with various trees,

shrubs and bushes. There is ideal parking space, integral double garage and home office above, further storage shed.

The accommodation is ideal for growing family requirements and is beautifully presented and tastefully decorated by its current owners providing luxury accommodation whilst retaining a feeling of warmth and character. A superb opportunity to purchase a delightful family home in a quiet yet convenient location, which can only be fully appreciated on internal inspection, viewing is highly recommended.



- Detached Home on Mature, Landscaped Site with Country Views and Convenience to Many Local Towns
  - Spacious Entrance Hall with Feature Staircase
    - Cloakroom/wc
    - Lounge Open Plan to Dining Room
    - Contemporary Fitted Kitchen with Range of Integrated Appliances and Breakfast Bar
  - Open Plan to Casual Dining with Access to the Rear Garden and Open Plan to Everyday Sitting Room with Wood Burning Stove
    - Playroom / Family Room
    - Excellent Family Accommodation
  - Principal Bedroom with Bedroom Space and Large Casual Sitting Area, Walk in Dressing Room and Ensuite Shower Room
    - Three Further Good Sized Double Bedrooms
      - Modern Family Bathroom
      - Oil Fired Central Heating (Underfloor on the ground Floor) / Double Glazed Windows
  - Electric Gates with Sim Card Intercom to Excellent Parking and Turning Area for Several Cars, Integral Double Garage with Home Office, Large Shed
  - Stunning Gardens with Large Lawns, Various Patio/ Sun Terraces which are South Facing to the Rear, Mature Trees, Shrubs and Bushes
    - 6 Camera CCTV Security System
  - Excellent Location Commuting Distance to Many Local Towns and Close to the Main Motorway Networks to go Further Afield, Only a Couple of Minutes Drive to Amenities in Lisburn
    - The vendor of this property is a relation of a member of staff in Templeton Robinson

The Property Comprises:

## Ground Floor

Composite front door with glazed panels to . . .

RECEPTION HALL: Ceramic tiled floor.



CLOAKROOM/WC: Low flush wc, vanity unit with feature wash hand basin, ceramic tiled floor, part tiled walls, extractor fan, low voltage spotlights.

DRAWING ROOM: 17' 5" x 15' 11" (5.31m x 4.85m) (at widest points). Bay window.



Open plan to . . .

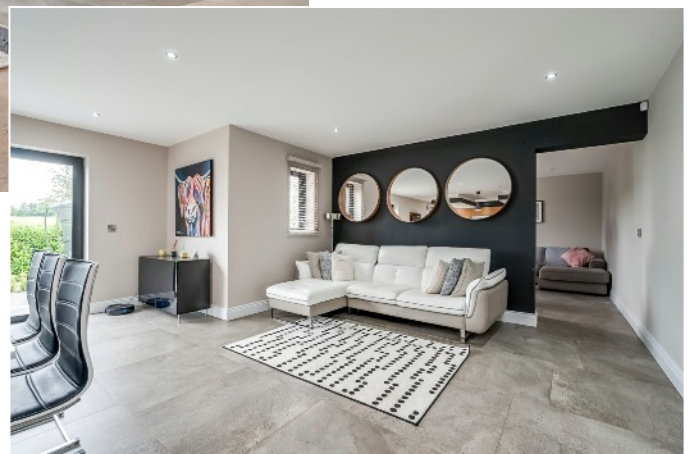
DINING ROOM: 13' 10" x 13' 6" (4.22m x 4.11m) (at widest points). Hole in wall fireplace.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING & DINING AREA: 39' 11" x 18' 11" (12.17m x 5.77m) (at widest points). Extensive range of high and low level units, granite work surfaces, two integrated eye level ovens, space for fridge freezer, feature island with integrated hob, stainless steel 1.5 bowl sink, Quooker tap, integrated dishwasher, feature wooden breakfast bar, low voltage spotlights, extractor fan, sliding patio door to rear. Open plan to living area, feature brick wall, wood burner, low voltage spotlights. Open plan to . . .



Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



Open plan to . . .

SITTING ROOM/PLAYROOM: 19' 3" x 14' 8" (5.87m x 4.47m) (at widest points). Tiled floor, low voltage spotlights.



First Floor

LANDING: Low voltage spotlights, access to roofspace, airing cupboard.

PRINCIPAL BEDROOM: 24' 1" x 18' 9" (7.34m x 5.72m) Low voltage spotlights.



DRESSING ROOM: Low voltage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with twin wash hand basins, fully tiled shower cubicle with drencher shower head, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 20' 4" x 14' 9" (6.2m x 4.5m) (into robe).



BEDROOM (3): 15' 1" x 13' 10" (4.6m x 4.22m) Laminate wood effect floor, low voltage spotlights.





BEDROOM (4): 13' 10" x 13' 2" (4.22m x 4.01m) Laminate wood effect floor, low voltage spotlights.



MODERN FAMILY BATHROOM: White suite comprising low flush wc, feature free standing bath, fully tiled shower cubicle with drencher shower head, vanity unit with wash hand basin, heated towel rail, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



Outside

Electric gates with tarmac parking and turning area. Fully landscaped gardens to front in lawns with fencing and hedging, beds in shrubs, bushes and trees.

INTEGRAL DOUBLE GARAGE: 25' 10" x 18' 4" (7.87m x 5.59m) Roller shutter door, power and light, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, oil fired boiler.

LARGE SHED: Electric and light.

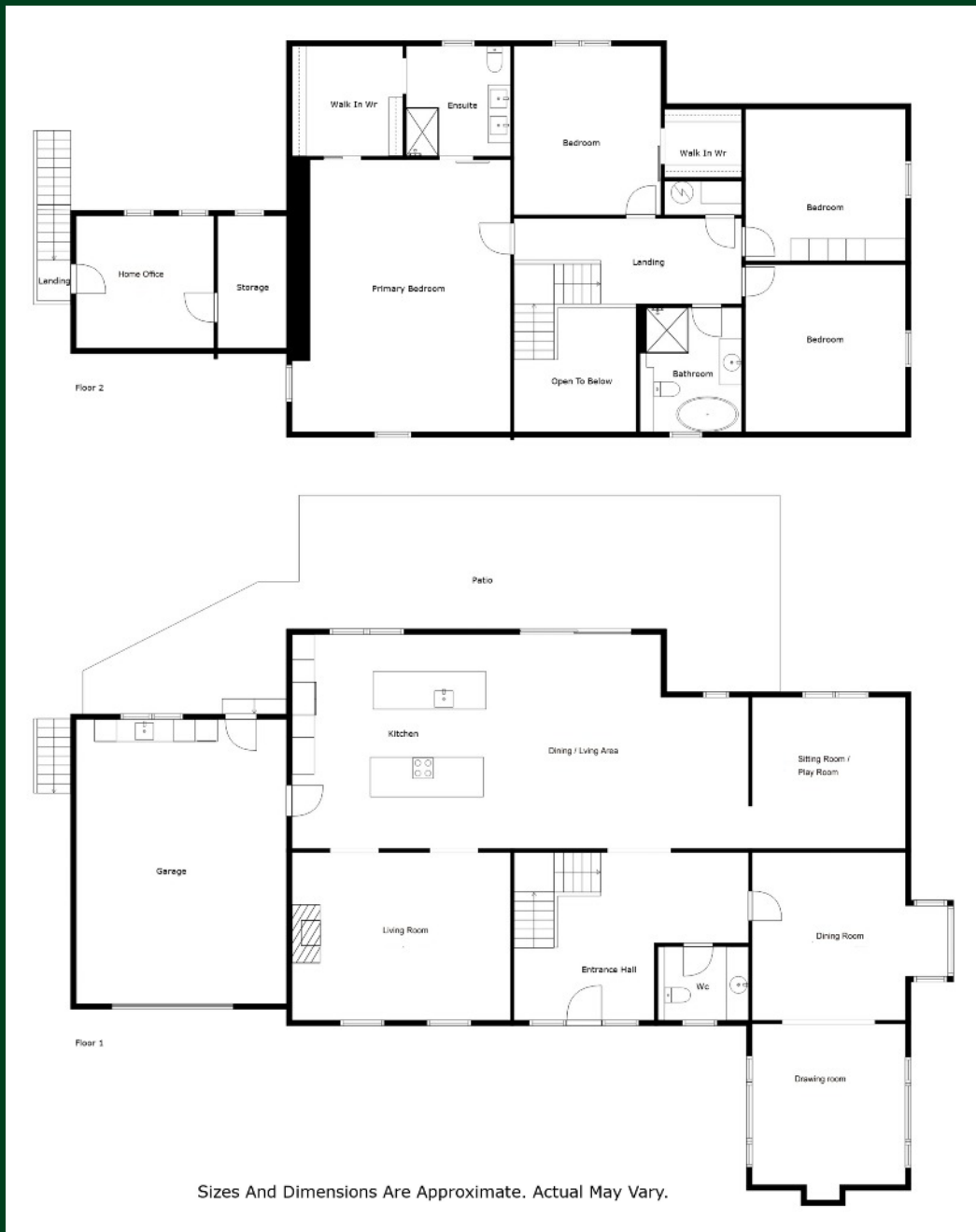
Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)





HOME OFFICE CURRENTLY BEAUTY ROOM: 11' 11" x 11' 8" (3.63m x 3.56m)





**Location:**

Travelling through Derriaghy heading towards Lisburn, Oldpark Road is on the right hand side and number 6a is on the left.

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

www.templetonrobinson.com



**Energy Rating**

Epc Type: Domestic  
 Current: B84  
 Potential: B84  
 EPC Landmark Code: 9177-3904-0904-9003-7421  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91	84	84
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.