



## 20 BERKELEY HALL SQUARE, LISBURN, BT27 5TB



A very rare opportunity to purchase this striking 'Georgian-inspired' substantial end townhouse that is perfectly positioned with attractive views of the well-maintained square to the front and surrounded by beautiful open countryside to the rear. Berkeley Hall is an extremely desirable residential location that seldom becomes available, and this extraordinary home has eye-catching accommodation extending to around an impressive 1452 sq ft set over three storeys.

With a higher-than-average energy rating (EPC C-76) and flexible accommodation coupled with this ideal location that is on the doorstep of the wider motorway network close to Lisburn City Centre and only around 15 minutes to Belfast, this peaceful location is ideal for anyone needing to commute both North and South. The accommodation is briefly outlined below.

Four good-sized bedrooms, a principal bedroom with built-in contemporary robes, and a private en-suite shower room (Bedroom 4 is accessibly positioned on the ground floor and could also be used as a second reception room). There is also a downstairs shower room servicing the ground floor, as well as a separate utility room and access to the integral garage that has an electric roller door.

On the first floor there is a sizeable living room that has a solid wooden floor, beautiful views, and an attractive fireplace with a gas-fired inset. Also on this level is the luxury fitted kitchen that has a range of built-in appliances and is open plan to a dining/entertaining area that has extra kitchen units. The kitchen enjoys views of the surrounding countryside, and there is a handy WC on the landing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £284,950

## 20 BERKELEY HALL SQUARE, LISBURN, BT27 5TB

### Key Features

- Georgian-inspired substantial end townhouse extending to around and impressive 1452 sq ft set over three storeys that is perfectly positioned with attractive views.
- Large living room with solid wooden floor, beautiful views, and attractive fireplace with gas fire inset.
- Separate utility room on ground floor. (Bedroom 4 also on accessible ground floor level)
- Integral garage with electric roller door, light, and power.
- Exclusive development close to Dobbies, Lisburn city centre, and Sprucefield shopping centre, as well as arterial routes.
- Four good-sized bedrooms, the principal bedroom with built-in contemporary robes, and a private en-suite shower room.
- Downstairs shower room/WC on first floor/additional bathroom on second floor/en suite servicing bedroom 1 (3 bathrooms/4 toilets overall)
- A luxury fitted kitchen with a range of built-in appliances is open to a dining/entertaining area with extra kitchen units and beautiful views.
- Gas-fired central heating system/double glazing/higher-than-average energy rating (EPC C-76)
- The wider motorway network is also close by, ideal for anyone commuting North or South, only approximately 15 minutes to Belfast, and this peaceful setting is not to be missed!





## GROUND FLOOR

Hardwood front door to;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful tiled floor, cornicing.

### DOWNSTAIRS SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, 1/2 pedestal wash hand basin, low flush w.c, extractor fan, beautiful tiled floor and partially tiled walls, spotlights.

Access from hall to;

### INTEGRAL GARAGE

18'4 x 11'5

Light and power, electric garage door.

### LIVING ROOM / BEDROOM 4

12'2 x 11'0

Feature Upvc double glazed double doors to enclosed garden.

### UTILITY ROOM

7'11 x 5'2

Range of high and low level units, plumbed for washing machine, single drainer stainless steel sink unit, beautiful tiled floor, extractor fan, hotpress / storage, Upvc double glazed back door, extractor fan.

## FIRST FLOOR

### SPACIOUS LANDING

Solid wooden floor.

### SEPARATE W.C

Low flush w.c, pedestal wash hand basin, contemporary tiled floor and partially tiled walls, extractor fan.

### LUXURY KITCHEN / DINING AREA

19'1 x 12'7

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, stainless steel extractor fan, integrated fridge and freezer, integrated dishwasher, built-in microwave, spotlights, tiled floor open plan to sizeable dining space, extra units.

### LIVING ROOM

19'2 x 13'9

Solid wooden floor, cornicing, attractive fireplace, attractive views.

## SECOND FLOOR

### LANDING

Shelved storage.

### PRINCIPLE BEDROOM 1

12'11 x 11'2

Built-in contemporary robes.

### ENSUITE SHOWER ROOM

12'11 x 11'2

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, extractor fan, spotlights, tiled floor, partially tiled walls.

### BEDROOM 2

14'8 x 9'1

Wooden effect strip floor, attractive views over surrounding countryside.

### BEDROOM 3

11'0 x 9'2

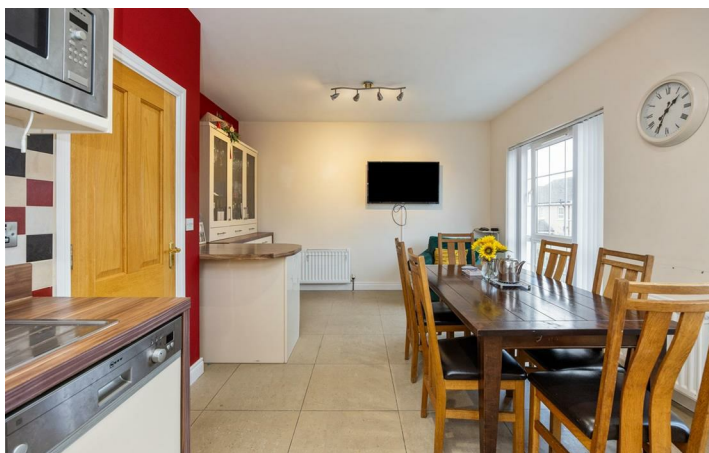
### WHITE BATHROOM SUITE

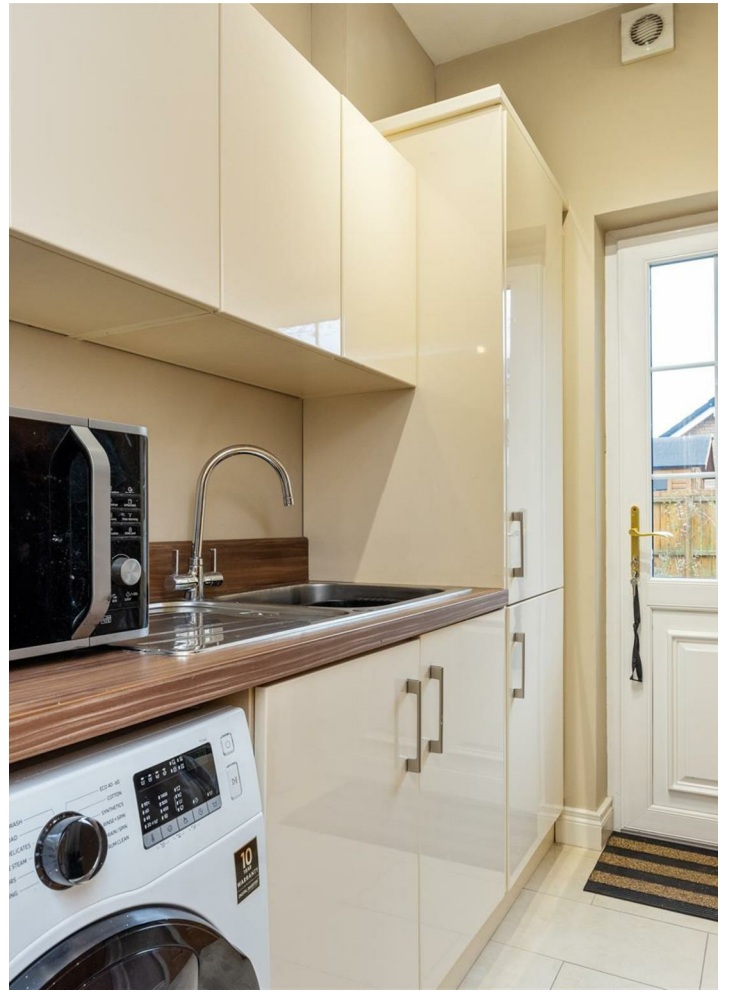
Corner bath, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls and tiled floor, spotlights, extractor fan.

### OUTSIDE

Well maintained, enclosed rear garden, additional patio, outdoor tap, brick paviour driveway and pathway.

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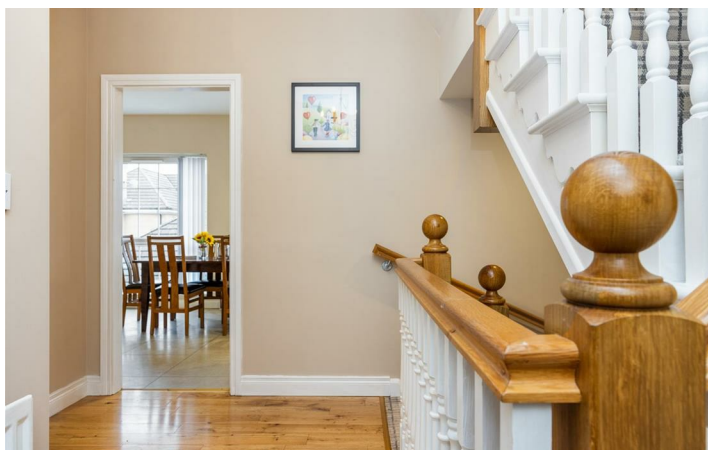








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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18205286**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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