

TEMPLETON  
ROBINSON



109 Saintfield Road,  
Lisburn,  
BT27 5PA

Asking Price  
£565,000

Viewing by  
appointment with  
& through agent  
028 9266 1700



Nestled in a sought-after location, this beautifully presented four-bedroom detached residence offers an ideal blend of period charm and modern comfort. Set within extensive, mature gardens, this unique property provides a peaceful retreat with generous space both inside and out — perfect for family living, entertaining, or simply enjoying a tranquil lifestyle.

The property is tastefully decorated and well presented by the current owners and offers spacious family accommodation, finished to a high level of specification and in particular

benefitting from the superb kitchen open plan to living/dining area. The internal accommodation is perfectly complemented by the delightful enclosed rear gardens with sitting areas, perfect for relaxation or gardening. It also benefits from a double garage and is on approximately 0.8 acre. Recent sales in this locality have proved extremely popular and this property can only be fully appreciated on internal inspection. This home will prove a popular addition to the market and early viewing is essential to avoid disappointment.



- Magnificent detached family residence on a spectacular site offering both privacy and the convenience of local amenities close by
  - Three reception rooms, two with feature fireplaces
    - Downstairs WC
  - Modern open plan dining kitchen with integrated appliances
    - Utility Room/Boot room area
  - Four bedrooms, principal with ensuite shower room
    - Family bathroom with 3 piece suite
  - Oil fired central heating and double glazing throughout
    - Double garage / Summer house to rear
  - Extensive gardens in lawn to the rear with patio areas and green house
    - Recent sales in this area have been extremely popular

Telephone 028 9266 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

The Property Comprises:

Ground Floor

FOYER: 8' 10" x 4' 11" (2.69m x 1.5m)

ENTRANCE HALL: American oak flooring.



LOUNGE: 22'0" x 14' 6" (6.71m x 4.42m) American oak flooring, feature fireplace.



DINING ROOM: 14' 2" x 12' 0" (4.32m x 3.66m) American oak flooring.



DOWNSTAIRS W.C.: Low flush wc, vanity unit, part tiled walls.

KITCHEN: 25' 0" x 11' 0" (7.62m x 3.35m) Range of modern high and low level units, single drainer sink unit with Quooker tap, integrated dishwasher, full length fridge, Miele oven, microwave combi oven, warming drawer and Siemens hob, Karndean flooring.



SNUG/FAMILY ROOM: 12' 4" x 12' 0" (3.76m x 3.66m) Feature fireplace.



REAR HALLWAY: Ceramic tiled floor.

UTILITY ROOM: High and low level units, 1.5 bowl stainless steel sink unit, part tiled walls.



First Floor

LANDING: Feature stained glass window.



PRINCIPLE BEDROOM (1): 17' 4" x 12' 5" (5.28m x 3.78m) Dual aspect windows.

ENSUITE SHOWER ROOM: Shower enclosure with panelled inset, low flush wc, vanity unit with wash hand basin, heated towel rail.



BEDROOM (2): 14' 0" x 9' 6" (4.27m x 2.9m)



BEDROOM (3): 12' 0" x 8' 11" (3.66m x 2.72m) Currently used as a study.



BEDROOM (4): 14' 0" x 11' 0" (4.27m x 3.35m)



BATHROOM: Bath with shower attachment, pedestal wash hand basin, low flush wc.



## Outside

Front: Sweeping tree lined driveway with gardens and mature shrubs.



Rear: Double garage, Summer house, greenhouses & large patio area. Extensive gardens in lawn with mature shrubs and beautiful views of the countryside.



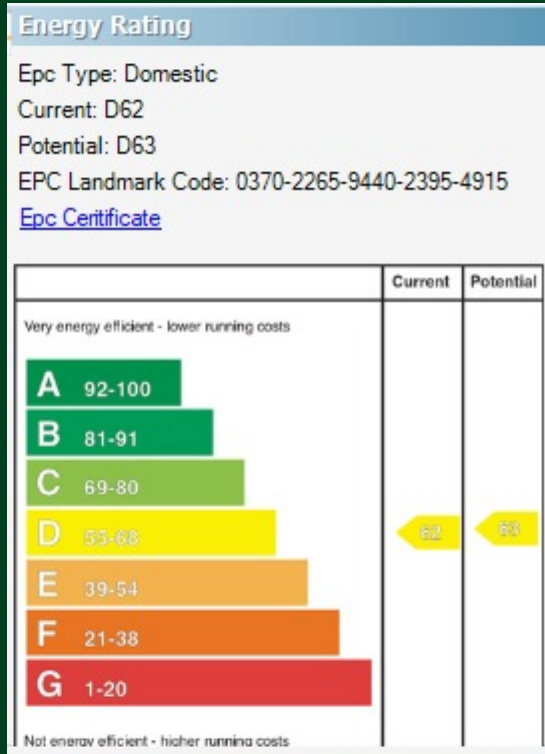


GARAGES: 27' 00" x 17' 9" (8.23m x 5.41m)





Floor 2



**Location:**

From Lisburn city, drive past Dobbies Garden Centre and drive approximately 0.8 m and no. 109 is on the left hand side.

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

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