

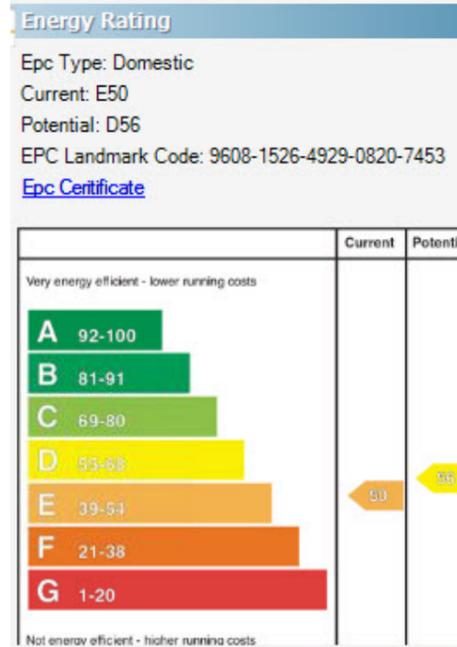
## Outside

DETACHED GARAGE: 19' 7" x 10' 4" (5.96m x 3.16m) Up and over door, power and light, oil fired boiler.

Rear garden enclosed by timber fence, paved patio area, lawn area with flower beds with variety of plants and shrubs.

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This superb semi detached home occupies an excellent situation tucked away within this much sought after development. It is extremely conveniently located with a host of amenities close by including Lisburn city centre being only minutes away.

The property offers deceptively spacious accommodation that has been finished to an extremely high standard throughout with a Luxury Fitted Kitchen which has a range of 'NEFF' appliances and a fully tiled bathroom and ensuite shower room. This is enhanced by the many fine features both internally and externally with the property overall being ideally suited for modern day living.

All in all this superb property has that much more to offer and thus it will have wide ranging appeal with early viewing a must to appreciate it in its entirety.

Offers Over  
£159,950

9 Hollyburn,  
Lisburn,  
BT28 2YL

Viewing by  
appointment with  
& through agent  
028 9266 1700

### Belfast Branches

Lisburn Road - 028 90 66 3030  
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Bangor - 028 91 45 1166  
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9 Hollyburn,  
Lisburn,  
BT28 2YL

## Property Features

Superb Semi Detached Home within  
Exclusive Popular Development

Spacious Bright Lounge with Feature Fireplace

Recently Fitted Luxury Fitted Kitchen & Dining  
Area with Range of Built-in 'NEFF' Appliances

Three Good Sized Bedrooms & Fully Tiled  
Ensuite Shower Room

Luxury Four Piece Fully Tiled Bathroom With  
White Suite

Front Garden & Enclosed Rear Garden

Driveway Parking/Detached Garage

Oil Fired Central Heating

uPVC Double Glazed Windows

Offering that Much More & Ideal For Wide  
Range of Buyers

Ideal Commuting Distance to Belfast & Other  
Parts of the Province

Extremely Convenient to Many Local Amenities  
in Lisburn

## Location:

From Knockmore Road turn in to Limetree Avenue and  
Hollyburn is the third avenue on the left.

## Property Comprises

### Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: Polished tiled floor,

LOUNGE: 13' 4" x 11' 11" (4.06m x 3.62m) (at widest points).

Laminate wood effect floor, feature fireplace with granite  
inset and hearth with gas fire and solid wood surround.

KITCHEN/DINING AREA: 18' 6" x 10' 6" (5.64m x 3.21m)

Polished tiled floor, low voltage spotlights, range of high and  
low level units with Silestone worktops and splashback,  
integrated fridge, twin pair of Neff integrated ovens, Neff  
induction hob, glass and stainless extractor fan, Neff integrated  
dishwasher, integrated bins, 1.5 bowl stainless steel sink unit  
with mixer tap. UPVC double doors to outside.

### First Floor

LANDING: Access to roofspace, shelved hotpress with copper  
cylinder.

MASTER BEDROOM: 11' 12" x 10' 4" (3.65m x 3.16m)

ENSUITE SHOWER ROOM: Fully tiled walls, ceramic tiled floor,  
pedestal wash hand basin, low flush wc, chrome heated towel  
rail, extractor fan, Sirrys electric shower, low voltage spotlights.

BEDROOM (2): 11' 6" x 9' 1" (3.5m x 2.77m)

BEDROOM (3): 9' 4" x 8' 7" (2.84m x 2.61m)

BATHROOM: Ceramic tiled floor, heated towel rail, double  
shower with power shower, panelled bath, low flush wc,  
pedestal wash hand basin, extractor fan, low voltage spotlights.

