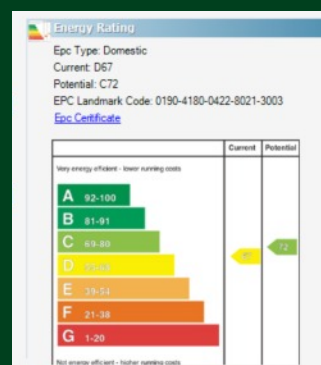




28 Clonmore Manor,  
LISBURN,  
BT27 4EW

Offers Over  
£525,000

Viewing by  
appointment with  
& through agent  
028 9266 1700





A fabulous four bedroom detached family home offering spacious and versatile accommodation across two floors. The ground floor features a bright living room, generous family room, and an open plan kitchen/dining area, ideal for modern family living and entertaining. A separate utility room and guest WC add further practicality. Upstairs, there are four well proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom. The property

also benefits from a detached garage of approximately 20 m<sup>2</sup>, providing excellent storage or workshop space. Designed with family comfort in mind, the home offers a superb balance of living and bedroom accommodation. Conveniently located close to a selection of highly regarded schools, local amenities, and excellent transport links, this attractive property is perfectly suited to growing families and commuters alike.

- Detached Four Bedroom Family Home In The Popular Clonmore Manor Development
  - Spacious And Bright Living Room With Feature Fireplace
  - Separate Family Room Offering Additional Reception Space
  - Generous Open Plan Kitchen/Dining Area Ideal For Modern Living
  - Well Appointed Kitchen With Ample Storage And Work Surfaces
    - Practical Utility Room With External Access
    - Convenient Ground Floor Guest WC
- Four Generous First floor Bedrooms, Principal Bedroom Benefiting From A Private En-Suite Shower Room
  - Contemporary Family Bathroom Serving The Remaining Bedrooms
  - Detached 20 M<sup>2</sup> Garage Providing Excellent Storage Or Workspace
  - On A Spacious Corner Site With Generous Enclosed Gardens
- Ideally Located Close To Highly Regarded Schools, Local Amenities, And Excellent Transport Links, Making It Perfect For Families And Commuters



The Property Comprises:

## Ground Floor

ENTRANCE HALL: PVC oak effect front door with glazed side panels.



LIVING ROOM: 15' 6" x 14' 6" (4.72m x 4.41m) Feature fireplace. Double doors to:



DINING ROOM: 11' 9" x 9' 4" (3.58m x 2.85m)



FAMILY ROOM: 12' 10" x 12' 0" (3.90m x 3.66m)

KITCHEN: 17' 5" x 11' 9" (5.30m x 3.58m) Range of high and low level units, one and a half bowl stainless steel sink unit with mixer tap, gas hob and electric under bench ovens, extractor hood. Integrated dishwasher, fridge and freezer. Doors to rear.

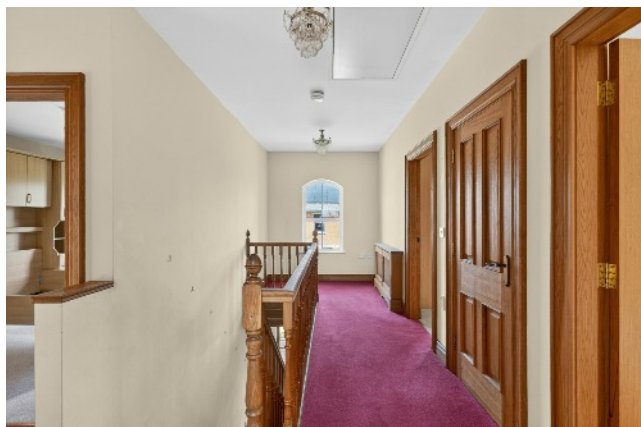


UTILITY ROOM: 7' 10" x 7' 5" (2.38m x 2.27m) Stainless steel sink unit with mixer tap, high and low level units, tiled floor.

DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, tiled floor.

## First Floor

LANDING: Access to roofspace.



PRINCIPAL BEDROOM: 14' 6" x 13' 1" (4.41m x 3.81m)

ENSUITE SHOWER ROOM: Low flush wc, pedestal wash hand basin, tiled shower, tiled floor.



BEDROOM (2): 14' 6" x 10' 0" (4.41m x 3.05m)

BEDROOM (3): 12' 9" x 12' 0" (3.89m x 3.66m) Built-in robe.



BEDROOM (4): 11' 9" x 7' 5" (3.58m x 2.27m)

BATHROOM: Bath, shower, wash hand basin with mixer tap, fully tiled, low flush wc.



### Outside

Gardens to front in lawn. Driveway to:

GARAGE: 16' 5" x 13' 2" (5.01m x 4.01m)

Enclosed rear gardens in lawn, shrubs and patio area.



### Location:

Clonmore Manor is then on the right hand side off Harmony Hill, Lisburn.

Telephone 028 9266 1700

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



1st Floor



2nd Floor

Lisburn - 028 92 66 1700  
Lisburn Road - 028 90 66 3030  
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