TEMPLETON ROBINSON

We are delighted to present to the market this superb four-bedroom detached family home ideally located within a quiet cul-de-sac at 8 Kenilworth Avenue, Lisburn. The property offers excellent convenience for commuters to Belfast and surrounding areas, while being close to Lisburn City Centre, local amenities and leading schools.

The ground floor provides spacious and versatile accommodation, including a bright reception hall, a separate living room, formal dining room, and a dedicated office/study ideal for modern family living. The standout feature is the open plan kitchen diner, complete with a central island, granite worktops, and ample space for casual dining and entertaining. A separate utility room, downstairs WC and access to the integral garage complete the superbly appointed ground floor.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room and a walk-in wardrobe, while the remaining bedrooms are served by a newly fitted modern family bathroom. Additional built-in storage is available throughout.

Externally, the property boasts a tarmac driveway with off-street parking, a front garden laid in lawn, and a fully enclosed rear garden perfect for outdoor entertaining and family use.

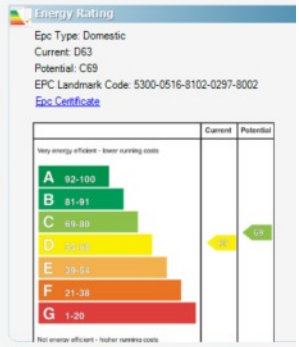
Further benefits include gas-fired central heating and double glazed windows throughout.

Homes of this calibre, particularly in such a peaceful cul-de-sac setting, rarely come to the market. Early viewing is highly recommended to fully appreciate all that this excellent home has to offer.

Offers Over £399,950

8 Kenilworth Avenue,
LISBURN,
BT28 3UG

Viewing by appointment with & through agent
028 9266 1700



- Exceptional Four Bedroom Detached Family Home Nestled Within a Quiet and Highly Desirable Cul-de-Sac
- Prime Residential Location Offering Ease of Access to Belfast, Lisburn City Centre and a Wealth of Local Amenities
- Within Close Proximity to Leading Schools and Excellent Transport Links
- Beautifully Presented, Spacious and Versatile Accommodation Finished to a High Standard Throughout
- Four Generously Proportioned Bedrooms Designed for Comfortable Family Living
- Luxurious Principal Suite with En-Suite Shower Room and Walk-In Wardrobe
- Bright and Inviting Reception Hall with Built-In Storage and Convenient Downstairs WC
- Elegant Separate Living Room Perfect for Relaxation
- Formal Dining Room Ideal for Entertaining Guests
- Dedicated Office / Study Providing the Perfect Work-From-Home Space
- Stunning Open Plan Kitchen Diner Featuring a Central Island, Granite Worktops and Ample Space for Family Living and Entertaining
- Separate Utility Room Adding Practicality and Additional Storage
- Integral Garage Offering Excellent Storage
- Newly Installed Stylish Family Bathroom with Contemporary White Suite
- Gas Fired Central Heating and Double Glazed Windows Throughout for Year-Round Comfort and Efficiency
- Tarmac Driveway Providing Ample Private Off-Street Parking
- Well-Maintained Front Garden Laid in Lawn
- Enclosed Private Rear Garden Ideal for Outdoor Entertaining and Family Enjoyment
- EV Charger
- Early Viewing Strongly Recommended to Fully Appreciate This Outstanding Home

The Property Comprises:

Tarmac driveway with off-street parking for 2-3 cars.

Front garden laid in lawns with surrounding mature hedgerows and flowerbeds. Access to integral garage.

Ground Floor

COVERED ENTRANCE: EV charge point. uPVC double glazed front door with glass insets and sidelights with lead detailing to:

RECEPTION HALL: Solid oak wooden flooring and staircase.

LOUNGE: 18' 10" x 12' 2" (5.74m x 3.71m) (at widest points and measurements into square bay window). Outlook to front. Solid oak wooden flooring, Fireplace with carved wooden mantlepiece and surround, granite inset and hearth. Cornice ceiling.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, fully tiled walls, tiled floor. Frosted glass window.

STUDY/FAMILY ROOM: 13' 3" x 9' 9" (4.04m x 2.97m) (at widest points). Solid oak wooden flooring, built-in cabinets and storage, frosted glass window, low voltage spotlights.

KITCHEN OPEN PLAN TO DINING AREA: 20' 7" x 14' 4" (6.27m x 4.37m) (at widest points). Wooden kitchen with range of high and low level units, granite worktops and upstand, space for range style cooker with built-in extractor fan and tiled splashback, granite upstand. Inset sink with chrome taps. Built-in glass cabinets, space for American style fridge/freezer, built-in dishwasher. Outlook over rear garden. Breakfast island with granite worktop and space for seating area. Low voltage spotlights, tiled floor, uPVC double glazed French doors to rear garden. French doors to:

DINING ROOM: 14' 6" x 10' 2" (4.42m x 3.1m) (at widest points). Solid oak wooden flooring, cornice ceiling, uPVC double glazed French doors to rear garden equipped with sidelights.

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UTILITY ROOM: Range of units, stainless steel sink with chrome taps.

INTEGRAL GARAGE: 19' 0" x 10' 6" (5.79m x 3.2m) (at widest points). Up and over door.

Stairs to:

First Floor

LANDING: Storage cupboard/hotpress.

BEDROOM (1): 19' 2" x 12' 3" (5.84m x 3.73m) (at widest points). Outlook to front.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, floating wash hand basin with mixer tap and built-in vanity unit, fully tiled walls, corner shower unit with glass sliding door, shower with thermostatic control valve and telephone attachment, low voltage spotlights, extractor fan, frosted glass window.

WALK-IN WARDROBE: with window, outlook to front.

BEDROOM (2): 15' 10" x 10' 9" (4.83m x 3.28m) (at widest points). Outlook to front.

BEDROOM (3): 13' 0" x 10' 0" (3.96m x 3.05m) (at widest points). Outlook to rear.

BEDROOM (4): 10' 11" x 9' 10" (3.33m x 3m) (at widest points). Outlook to rear.

FAMILY BATHROOM: Newly installed with bespoke white suite comprising low flush wc with push button, free standing bath with chrome mixer tap and telephone attachment. Wash hand basin with vanity unit below, chrome mixer tap. Walk-in shower with fixed glass door and drying area, chrome thermostatic control valve and telephone hand shower, rainfall shower head. Laminate wood effect flooring, heated towel rail, frosted glass window. Extractor fan, low voltage spotlights, bespoke subway style tiling.

Outside

Well-appointed and low maintenance enclosed rear garden bounded by fencing, double flowerbed. Part laid in lawns with surrounding patio areas. Outside tap and light. Garden shed (August 2025). Excellent degree of privacy.

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Telephone 028 9266 1700
www.templetonrobinson.com

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Location:

Coming up Pond Park Road towards the Derriaghy Road, turn right on to Belmont Road and then right on to Kenilworth Drive. Kenilworth Avenue is the second turn on the left hand side.

8 Kenilworth Avenue, Lisburn

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

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The Property Ombudsman