



A beautifully presented four bedroom semi detached home set within the charming hamlet of Magheraconluce, just minutes from Anahilt Village and its excellent local amenities. From Anahilt Primary School and the popular Pheasant Restaurant to superb road links for Lisburn, Ballynahinch and Royal Hillsborough, the location couldn't be more convenient.

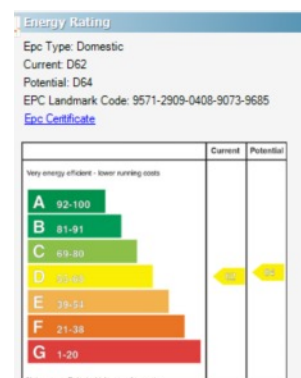
This handsome home is a standout addition to the market, offering spacious, well maintained accommodation perfectly suited to modern family living. Internally, the layout flows effortlessly, featuring a bright entrance hall, generous open plan living and dining area with feature fireplace, and a stylish kitchen complete with integrated appliances. Four generous bedrooms, master with ensuite, complemented by a modern family bathroom.

Outside, enjoy an enclosed rear garden with neat lawns and patio, plus parking to the front. Early viewing is strongly recommended to fully appreciate all this superb home has to offer.

## Offers Over £229,950

4 Burn Side,  
HILLSBOROUGH,  
BT26 6SS

Viewing by  
appointment with  
& through agent  
028 9266 1700





- Well presented semi detached family home
- Four generous bedrooms, Master bedroom with ensuite shower room
- Convenient ground floor cloakroom with WC and wash hand basin
- Separate utility room with space for washing machine and tumble dryer
- Spacious open plan living and dining area with attractive fireplace and open fire
- Glazed double doors to kitchen and patio doors opening to the rear garden
- Modern fitted kitchen with an excellent range of high and low level units
- Built-in oven and inset hob with extractor fan
- Integrated dishwasher, fridge and freezer
- Stylish first floor bathroom with modern white suite and shower over bath
- Enclosed rear garden with neat lawns and patio area
- Parking area to the front
- uPVC double glazed windows throughout
- Oil fired central heating
- Pine panelled interior doors



The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: 11' 2" x 4' 4" (3.4m x 1.32m) Laminate wood effect flooring.



DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, chrome heated towel rail, laminate wood effect flooring.

LOUNGE: 12' 2" x 11' 7" (3.71m x 3.53m) Laminate wood effect flooring, feature fireplace with open fire.



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DINING AREA: 15' 8" x 11' 7" (4.78m x 3.53m) Double doors to rear.



KITCHEN: 10' 6" x 9' 8" (3.2m x 2.95m) Range of high and low level units, 1.5 bowl stainless steel sink unit with mixer tap, oven, four ring hob with stainless steel extractor fan above, part tiled walls, ceramic tiled floor.



UTILITY: 4' 11" x 4' 8" (1.5m x 1.42m) Plumbed for washing machine.



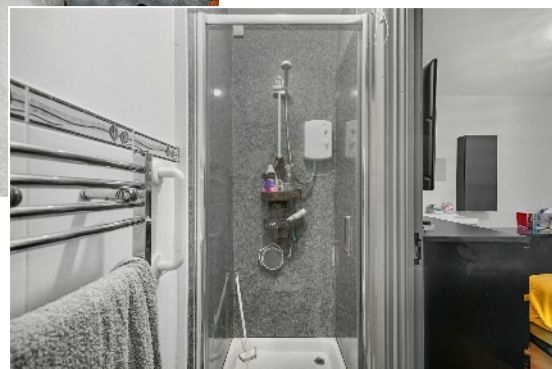
## First Floor

LANDING: Access to roofspace.



BEDROOM (1): 12' 3" x 11' 2" (3.73m x 3.4m)

ENSUITE SHOWER ROOM: Comprising shower cubicle, low flush wc, chrome heated towel rail.



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BEDROOM (2): 11' 6" x 10' 6" (3.51m x 3.2m)



BEDROOM (3): 10' 6" x 9' 9" (3.2m x 2.97m)



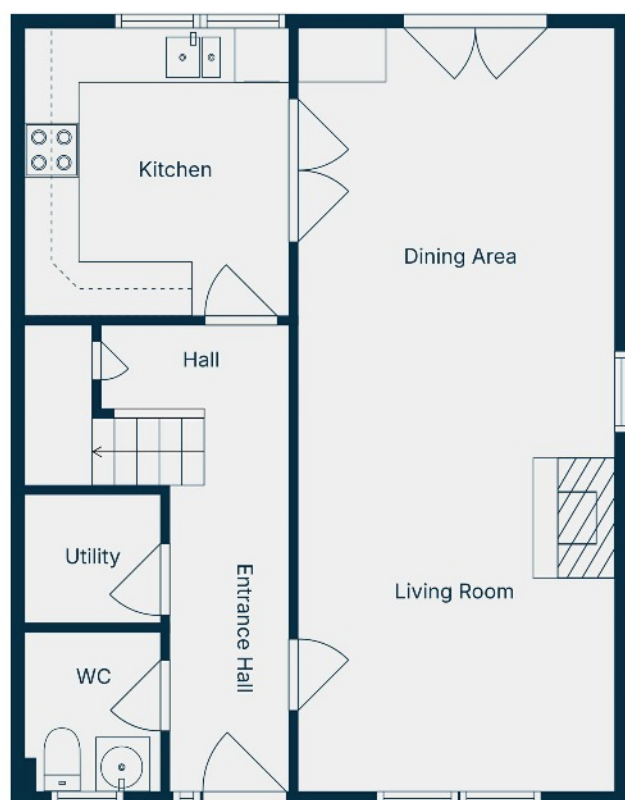
BATHROOM: Comprising bath with shower above, low flush wc, pedestal wash hand basin with mixer tap, ceramic tiled floor, hotpress.



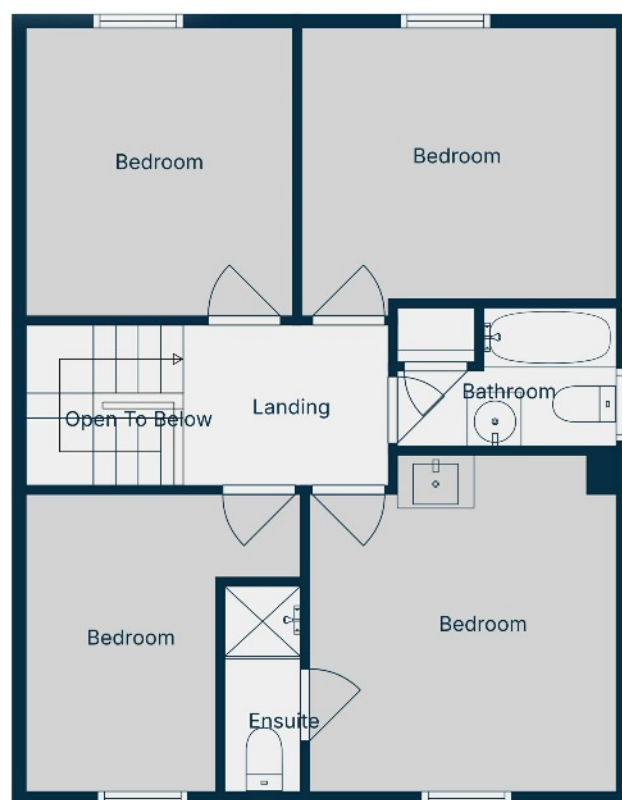


## Outside

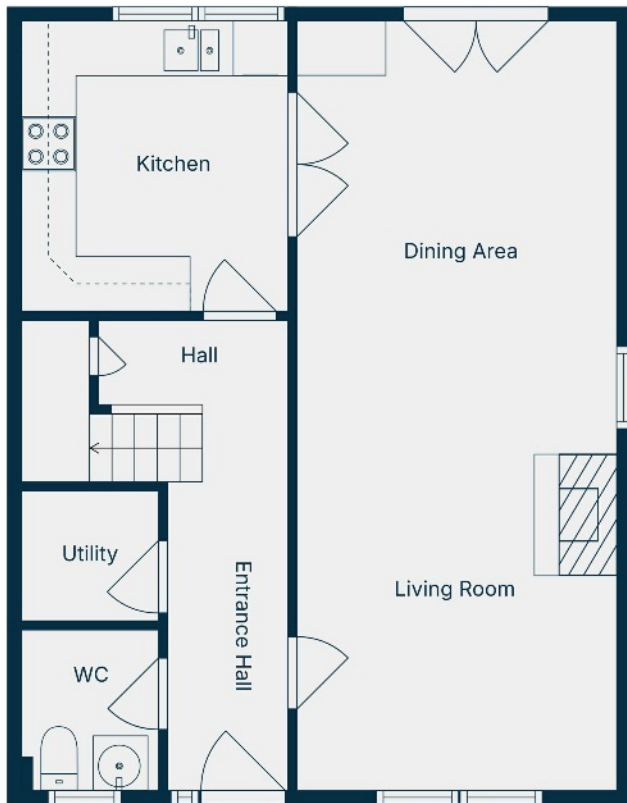
Off street parking for multiple cars to the front and enclosed gardens to the rear in lawns and surrounding patio area.



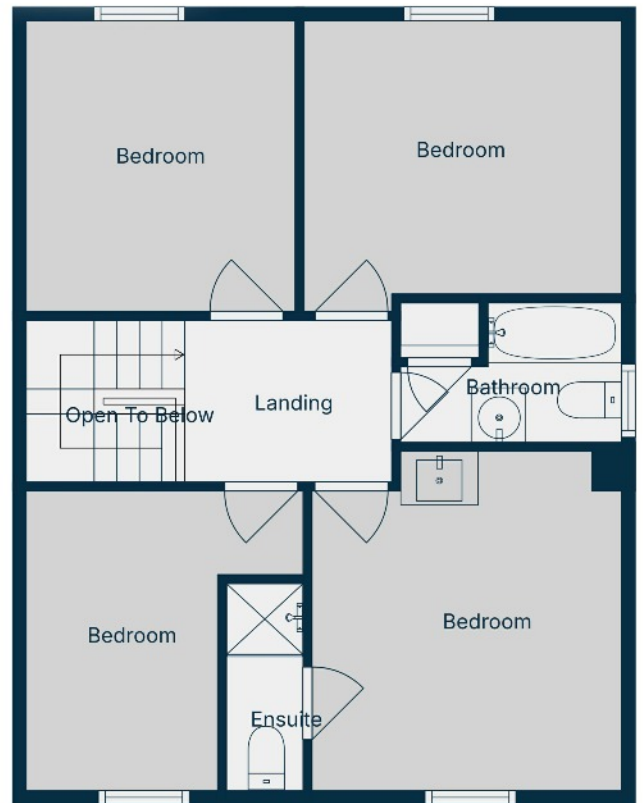
1st Floor



2nd Floor



1st Floor



2nd Floor

## Location:

On Magheraconluce Road, Anahilt, Royal Hillsborough.

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