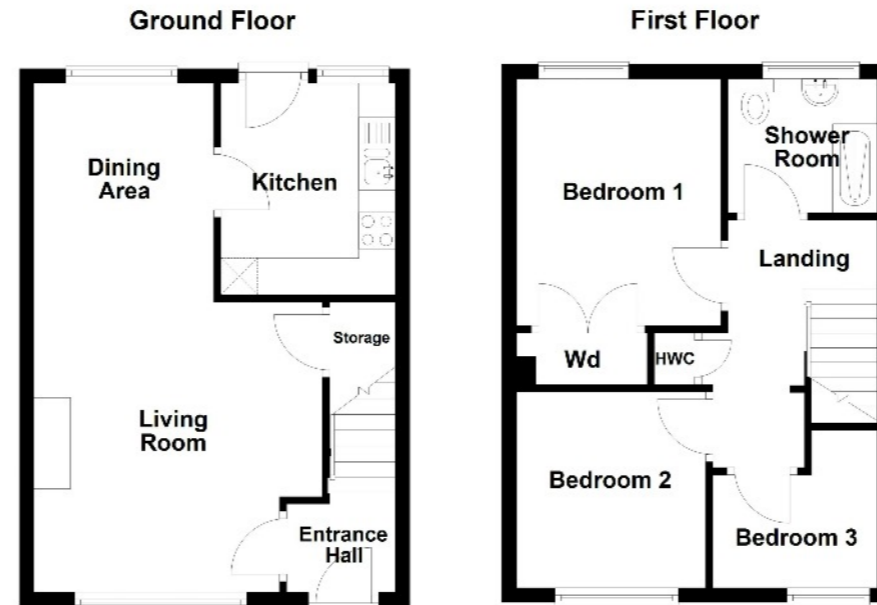


## Outside

Enclosed rear garden with full southerly aspect, part in patio, raised patio area, access to oil tank and oil boiler. Bin storage. Alleyway to side for bins.

TEMPLETON  
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TEMPLETON  
ROBINSON



19 Edgewater, Lisburn



Ideally located just off the Hillsborough Old Road, 19 Edgewater is a well-presented three-bedroom linked semi-detached home offering excellent convenience to Lisburn City Centre, Belfast, and surrounding transport links, with a range of local amenities close by. The accommodation is bright and well-proportioned, comprising a welcoming open-plan living dining area with under-stair storage and a modern fitted kitchen, ideal for everyday living and entertaining. Upstairs, there are three spacious bedrooms and a contemporary family bathroom with a white suite.

Offers Over  
£179,950

19 Edgewater,  
LISBURN,  
BT27 5PZ

Viewing by  
appointment with  
& through agent  
028 9266 1700

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

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

Externally, the property benefits from a generous driveway providing ample off-street parking. To the rear, a fully enclosed south-facing garden enjoys all-day sun and features a raised patio area, perfect for outdoor dining and relaxation.

Further benefits include double glazing and oil-fired central heating. Appealing to first-time buyers, families, investors, and downsizers, this attractive home is expected to generate strong interest. Early viewing is highly recommended.

Energy Rating	
Epc Type: Domestic	
Current: D62	
Potential: B82	
EPC Landmark Code: 2060-1424-3160-3506-7801	
<a href="#">Epc Certificate</a>	
Very energy efficient - lower running costs	Current Potential
A 92-100	
B 81-91	
C 69-80	
D 55-65	D62
E 39-54	
F 21-38	
G 1-20	

19 Edgewater,  
LISBURN,  
BT27 5PZ

### Property Features

Beautifully Presented Three-Bedroom Semi-Detached (Linked) Home, Ideally Located Just Off The Hillsborough Old Road, Lisburn

Excellent Convenience To Lisburn City Centre, Belfast, And Surrounding Transport Links

Close To A Range Of Leading Local Schools, Shops, And Everyday Amenities

Bright And Spacious Living Dining Area With Practical Under-Stair Storage

Separate Modern Fitted Kitchen With A Range Of Built-In Units And Ample Storage

Three Generously Proportioned Bedrooms

Contemporary Family Bathroom With A Modern White Suite

Generous Driveway Providing Excellent Off-Street Parking

Attractive Enclosed South-Facing Rear Garden Enjoying All-Day Sun

Patio Area, Ideal For Outdoor Entertaining And Relaxation

Oil-Fired Central Heating And UPVC Double Glazing Throughout

Ideal Purchase For First-Time Buyers, Families, Investors, Or Downsizers

Early Viewing Highly Recommended

### Location:

Edgewater is positioned just off the Hillsborough Old Road, Lisburn.

## Property Comprises

### Outside

Front garden laid in lawns with tarmac driveway with off-street parking for 3-4 cars. uPVC double glazed front door with frosted leaded glass detailing to:

### Ground Floor

RECEPTION HALL: Cloaks area.

LIVING ROOM OPEN PLAN TO DINING AREA: 23' 3" x 13' 0" (7.09m x 3.96m) (at widest points). Dual aspect to front and rear. Laminate wood effect flooring.

KITCHEN: Range of high and low level units, laminate worktops, stainless steel single drainer sink unit with chrome tap, space for washing machine, integrated ceramic hob with integrated oven and grill below, extractor fan above, tiled floor, tiled walls. Integrated fridge/freezer. Hardwood double glazed access door to rear garden.

### First Floor

LANDING: Access hatch to roofspace. Hotpress with access to insulated lagged copper cylinder and shelving.

FAMILY BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, walk-in shower with fixed glass door and drying area, electric shower with telephone attachment and rain head shower, fully tiled walls, tiled floor, heated towel rail.

BEDROOM (1): 11' 0" x 9' 2" (3.35m x 2.79m) (at widest points). Outlook to rear.

BEDROOM (2): 8' 8" x 8' 5" (2.64m x 2.57m) (at widest points). Outlook to front. Laminate wood effect flooring.

BEDROOM (3): 7' 10" x 7' 5" (2.39m x 2.26m) (at widest points). Outlook to front. Laminate wood effect flooring.

