



A truly deceptively spacious family home, this stunning property commands panoramic views across County Antrim, Down, and Armagh, with the Mourne Mountains providing a breathtaking backdrop. Extending to approximately 4,000 sq.ft, it includes a two-car garage and a fully converted gym space offering exceptional practicality and lifestyle convenience.

Originally two detached bungalows, it has been seamlessly combined and extended to create one exceptional family residence. The flexible layout boasts up to five bedrooms and four reception rooms, making it perfect for those seeking a family annex, a home office, or simply generous, adaptable living spaces. Large office areas provide ideal environments for remote working, study, or creative pursuits.

Outside, the property continues to impress. The well-proportioned grounds feature a charming timber 'Log Cabin' complete with hot tub and sauna, offering a private retreat for relaxation and entertaining. An enclosed courtyard enhances privacy while providing a versatile space perfect for alfresco dining or family gatherings.

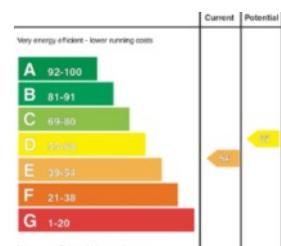
With its combination of spacious, versatile interiors, stunning elevated views, and exceptional outdoor amenities, this home perfectly blends comfort, style, and lifestyle potential. It represents a rare opportunity for families or professionals seeking a property that effortlessly accommodates modern living while embracing the beauty of its surroundings.

Early enquiries and viewing's are strongly recommended to fully appreciate the space, quality and unique lifestyle this remarkable home offers.

Offers Around
£495,000

36 Moneybroom
Road,
LISBURN,
BT28 2QP

Viewing by
appointment with
& through agent
028 9266 1700





- Stunning Detached Bungalow Boasting Panoramic Views Stretching Across To The Mourne Mountains
- Spacious And Versatile Accommodation With Up To Five Bedrooms And Four Reception Rooms Ideal For A Variety Of Buyers
- Flexible Layout Offering Excellent Potential For A Self-Contained Annex, Home Office Or Guest Suite
- Three Beautifully Proportioned Reception Rooms Perfect For Both Relaxing And Entertaining
- Contemporary Fitted Kitchen Featuring A Range Of Premium Smeg Appliances
- Elegant Family Bathroom Enhanced By Striking LED And Fibre-Optic Feature Ceiling Lighting
- Large Office Or Games Room Ideal For Home Working Or Leisure Space
- Rear Section Offers Potential Annex Accommodation With Its Own Kitchen And Shower Room
- Substantial Double Garage And Fully Converted Gym Space Perfect For Fitness Enthusiasts And Additional Storage
- Efficient Oil-Fired Central Heating Throughout
- Double-Glazed Windows For Improved Comfort And Efficiency
- uPVC Soffits And Fascias With Integrated Downlighting For A Stylish Exterior Finish
- Expansive Gravel Driveway Leading To A Private Enclosed Rear Courtyard
- Generous Lawns To Both Sides Providing Plenty Of Outdoor Space
- Charming Timber Log Cabin Complete With Hot Tub And Sauna Perfect For Relaxing Or Entertaining
- Early Enquiries And Viewing Highly Recommended To Fully Appreciate All This Unique Home Has To Offer

The Property Comprises:

Ground Floor

ENTRANCE HALL: Double glazed solid wood door and matching side panels. Hardwood strip flooring, hot press off and access to roof space.



LOUNGE: 15' 11" x 24' 3" (4.85m x 7.4m) Solid wood strip flooring, feature stone fireplace with timber mantles, cast iron chimney breast, quarry tiled hearth, feature bay window.



Telephone 028 9266 1700
www.templetonrobinson.com

FAMILY ROOM/SUNROOM: 15' 2" x 33' 5" (4.63m x 10.19m) Solid wood strip flooring, vaulted ceiling, Feature brick fireplace with open fire, recessed spot lights, brick steps up to Office/Games Room.



KITCHEN: 11' 7" x 32' 10" (3.53m x 10m) Wood look ceramic tiled floor, range of high and low level units with granite tops, double Belfast sink, mixer tap over, double Smeg electric oven, 5 ring Smeg gas with Britannia extractor over, recessed spot lighting, steps up to dining area with breakfast bar, uPVC double glazed doors out to side, solid wood half glazed doors through from lounge, solid wood half glazed doors through from Sunroom/Family Room.



OFFICE/GAMES ROOM: 11' 7" x 38' 3" (3.54m x 11.66m) Laminate wood strip flooring, two sets of uPVC double glazed doors out to each side. Door through to annex's lounge.

BATHROOM: 11' 8" x 7' 10" (3.55m x 2.38m) Ceramic tiled flooring, floor to ceiling tiling, suspended ceiling with feature LED and Fibre optic coloured lighting, recessed spot lighting. Modern suite comprised of wall hung Gerberit WC, Duravit feature bath with wall mounted taps, Villeroy & Boch vanity sink with feature tap, fully tiled shower cubicle with power shower, wall mounted radiator and extractor fan.



BEDROOM (1): 16' 0" x 11' 3" (4.88m x 3.43m)

BEDROOM (2): 11' 12" x 15' 9" (3.65m x 4.8m) Glazed door through from hall and matching side panel.



BEDROOM (3): 11' 11" x 10' 11" (3.63m x 3.33m)

BEDROOM (4): 11' 11" x 10' 11" (3.63m x 3.33m)



Annex

LOUNGE: 17' 6" x 13' 8" (5.33m x 4.16m) Stone feature fireplace with timber mantle and quarry tiled hearth.

HALLWAY: Storage cupboard off

BEDROOM (1): 12' 12" x 11' 9" (3.95m x 3.58m) Integrated wardrobe

SHOWER ROOM: 6' 4" x 6' 6" (1.94m x 1.99m) Ceramic tiled floor, floor to ceiling tiling, low flush WC, pedestal wash hand basin, fully tiled corner shower cubicle and recessed spot lighting.



KITCHEN: 11' 3" x 9' 11" (3.44m x 3.02m) Ceramic tiled floor, range of high and low level units, stainless steel side draining sink, ceramic tiled splashbacks, space for oven, fridge/freezer and washer/dryer. Larder cupboard.



Ground Floor

GARAGE/GYM: 34' 5" x 18' 5" (10.49m x 5.62m) at widest points. Electric roller shutter door, power, light, loft storage over. Half glazed uPVC door to side.



Partial conversion for gym use, fully floored with power and heating.

UTILITY ROOM: Oil Boiler, high and low level units, plumbed for washer and dryer

Outside

Stone clad entrance way to front with brick details, gravel driveway to front, side and leading into rear courtyard. Generous lawns to front and both sides. Elevated decking area in front of Log Cabin (with hot tub and Sauna). Enclosed and sheltered patio area within the rear courtyard.



Telephone 028 9266 1700

www.templetonrobinson.com

Location:

When leaving Lisburn along the Glenavy Road. Moneybroom Road is on the left hand side and no.36 is on the left hand side.



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

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.