



16 THORNHILL GARDENS, LISBURN, BT28 3EQ



- A Most Outstanding And Exceptionally Well Presented Detached Property Occupying A Spacious And Private End Of Cul De Sac Setting Within This Highly Desirable Residential Location
- Spacious And Highly Adaptable Family Accommodation Extending To 2693 Square Feet To Include Large Integral Double Garage
- Extensive Setting Backing Onto Stockdam Glen And Extending To Approximately 0.4 Acre With Private Gardens Laid In Lawns And Patio Areas With A Wide Variety Of Mature Trees And Shrubs
- Three Good Sized Reception Rooms
- Luxury Kitchen And Dining Area With Range Of Integrated Appliances / Excellent Utility Room
- Bright And Spacious Entrance Hall With Gallery Landing And Cloakroom With Low Flush Suite

PRICE: OFFERS IN THE REGION OF £499,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D57

REF:DL06062693HG

- Five Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Fitted Bathroom With Mira Shower
- Large Integral Double Garage With Remote Control Roller Shutter Door
- Oil Fired Central Heating System With Condensing Type Boiler
- PVC Double Glazed Windows
- Spacious Parking Area To Front / Tobermore Paved And Brickset Patio Areas
- A truly stunning home set on one of the largest and most private settings in this exclusive location, close to leading schools for all ages, shops and easy commuting to Belfast and many other areas, we strongly recommend early viewing.



ACCOMMODATION: Measurements are approximate

ENTRANCE HALL: Engineered oak floor. Hardwood panelled entrance door. Staircase leading to gallery landing. Recessed spotlights.

CLOAKROOM: Low flush suite. Close couple low flush WC. Pedestal wash hand basin. Tiled splashback. Engineered oak floor. Recessed spotlights.

LOUNGE: 6.05m (19'10") x 3.85m (12'8")

Measurement taken into bay window. Attractive fireplace with painted surround and cast iron inset. Polished granite hearth.



DINING ROOM: 3.85m (12'8") x 3.20m (10'6")

Double glazed sliding patio door leading to private patio and rear garden.



FAMILY ROOM: 3.87m (12'8") x 3.28m (10'9")

Fireplace and hearth. Engineered oak floor.

LUXURY FITTED KITCHEN/DINING AREA:

4.95m (16'3") x 3.07m (10'1")

Range of integrated appliances. Range of high and low level units. Laminated worktops. Bowl and a half single drainer stainless steel sink unit. Swan neck mixer tap. Bosch integrated oven. Touch control ceramic hob. Extractor canopy. Integrated fridge freezer. Integrated Bosch dishwasher. Part tiled walls. Porcelain tiled floor. Under unit lighting.



UTILITY ROOM: 3.40m (11'2") x 1.83m (6'0")

Built in units. Single drainer stainless steel sink unit. Monostyle mixer tap. Part tiled walls and tiled floor. Plumbed for washing machine. Composite back door leading to rear garden and patio area. Access to garage.



FIRST FLOOR:

BEDROOM (1): 4.99m (16'4") x 3.1m (10'2")

Measurement to include range of built in robes.
Private outlook over rear garden.



LUXURY TILED SHOWER ROOM

EN-SUITE: Large shower cubicle with thermostatic shower. Drencher head and shower attachment. Vanity unit with wash hand basin. Monostyle mixer tap. Close couple low flush WC. Chrome finish heated towel rail. Recessed spotlights. Feature wall and floor tiling.

BEDROOM (2): 3.89m (12'9") x 3.10m (10'2")

Private outlook over rear garden.



BEDROOM (3): 3.87m (12'8") x 3.00m (9'10")

BEDROOM (4): 6.50m (21'4") x 4.51m (14'10")

Recessed spotlights. Access to eaves storage. Hatch to loft storage.



BEDROOM (5) or STUDY: 3.28m (10'9") x 3.06m (10'0")

Measurement taken into sloping ceiling and dormer window.

LUXURY BATHROOM: Bath with Mira shower and shower screen. Wash hand basin with monostyle mixer tap. Close couple low flush WC. Part tiled walls and tiled floor. Recessed spotlights. Separate hotpress.

ROOFSpace: Aluminium extending ladder to partly floored roofspace.

OUTSIDE

Extensive end of cul-de-sac setting with private gardens laid in lawns. Well stocked with a wide variety of mature trees and shrubs. Various outside patio areas laid in Tobermore paving and brick sets. Spacious parking area to front with space for 5 to 6 cars. PVC oil storage tank. Outside tap and light.

LARGE INTEGRAL DOUBLE GARAGE: 6.50m (21'4") x 5.80m (19'0")

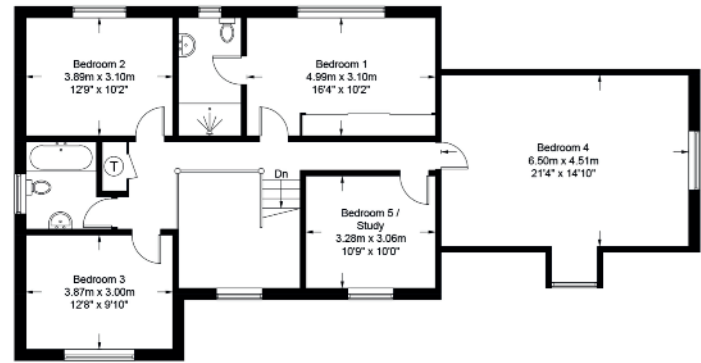
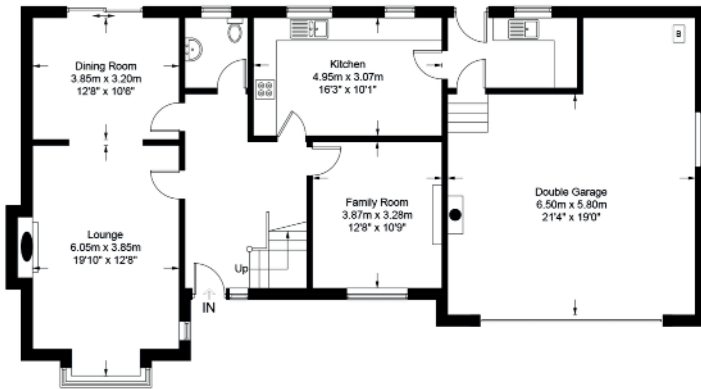
Remote control roller shutter door. Light and power. Condensing type oil fired boiler.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	62 D
39-54	E		
21-38	F		
1-20	G		

16 Thornhill Gardens, Lisburn

Approximate Gross Internal Area = 250.2 sq m / 2693 sq ft
(Including Double Garage)



TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £85, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2026 to March 2027 £2381

DIRECTIONS: From Pond Park Road turn into Belmont Road and then turn right into Kenilworth Drive, at T junction turn right and then left into Thornhill Avenue, at next T junction turn right and then left into Thornhill Gardens, number 16 is at the end on the left.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

