

simon**BRIEN**
RESIDENTIAL

34 Culcavy Road,
Hillsborough, BT26 6JD



Asking Price £525,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Detached Family Home
- Beautifully Proportioned And Well Presented Accommodation
- Four Generous Bedrooms
- Living Room open to Dining/Currently Used as a Study
- Modern Fully Fitted Kitchen Open to Living/Dining
- Reclaimed Antique Wooden Floors Throughout Ground Floor
- Contemporary Bathroom, Ensuite and Downstairs Cloakroom
- Gas Fired Combi Boiler
- Double Glazing
- Detached Garage and Excellent Driveway Parking
- Spacious Site with Large Gardens to Front and Rear – Lawns and Patio
- Superb Location Close to Hillsborough Village, Sprucefield Shopping Centre And Excellent Road/Motorway Networks
- Electric gates
- Ideal for Growing Family
- Viewing by Private Appointment



SUMMARY

We are delighted to offer for sale this attractive detached family home which is located on the main Culcavy Road, a few minutes' walk from Royal Hillsborough with its excellent range of restaurants, wine bars, cafes and general amenities. A short distance from Sprucefield Shopping Centre, Lisburn City Centre, 10 miles from Belfast and just off the A1 providing excellent commuting to Belfast and South bound to Newry and Dublin.

The accommodation which is finished to a superb standard throughout provides a four bedroom layout with living room open to study/dining area together with stunning kitchen open to living/dining, family bathroom and ensuite

In addition, the property is positioned on an excellent site approached via electric gates with generous gardens front and rear, detached garage and parking

All in all it is an excellent opportunity to acquire a most desirable family home in one of Hillsborough's most sought after locations

ACCOMMODATION COMPRISES

ENTRANCE

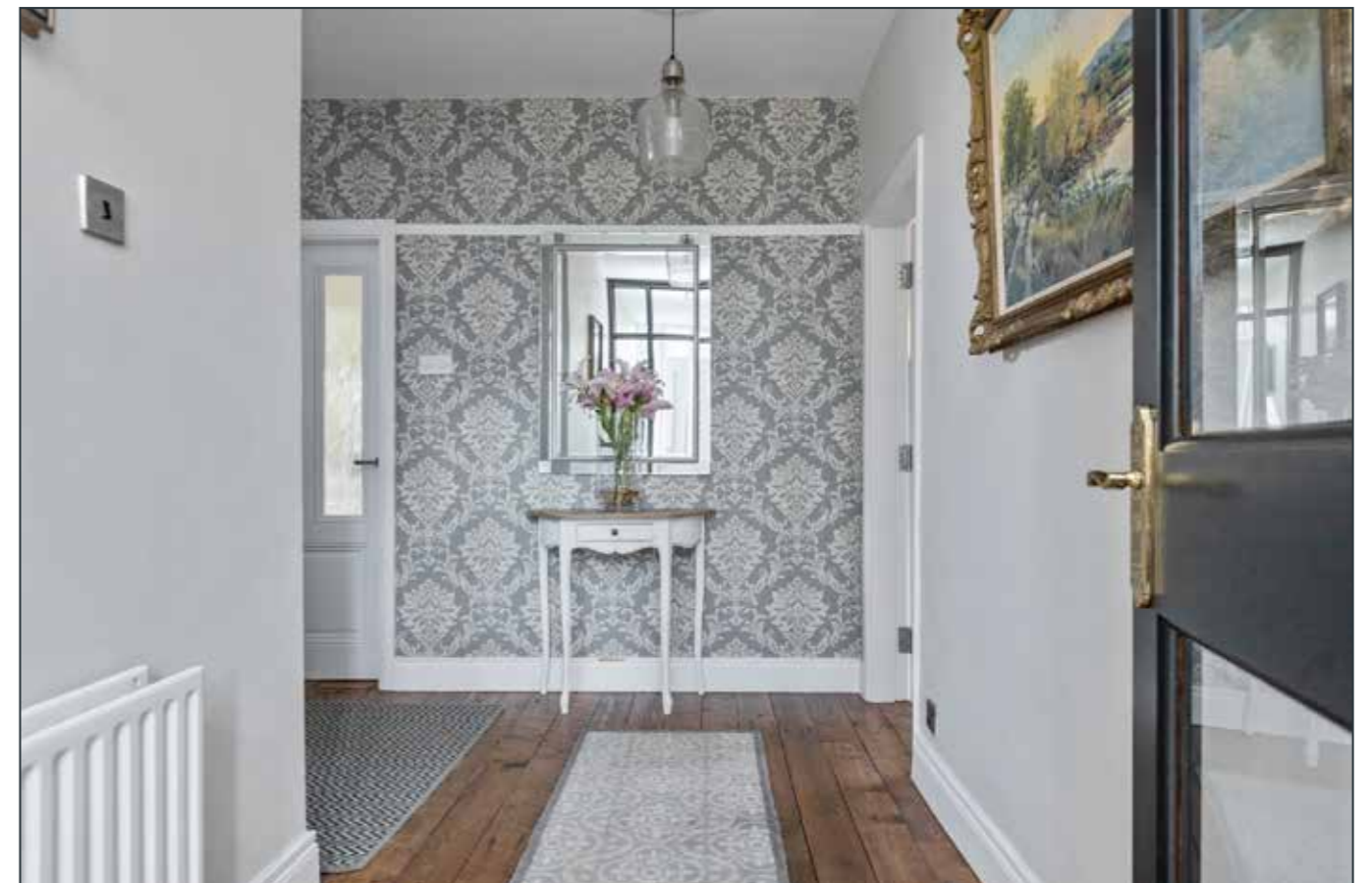
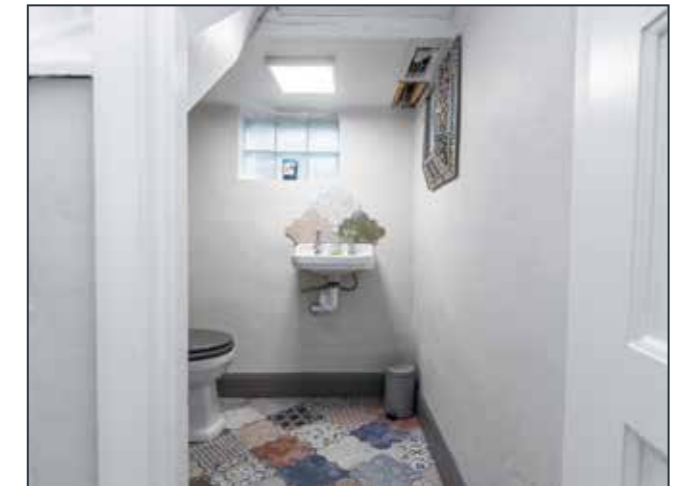
ENTRANCE PORCH:

Hardwood door to entrance porch with inner door to entrance hall with wooden floor.

GROUND FLOOR

UNDERSTAIRS WC:

Low flush WC. Wash hand basin.



LIVING ROOM:
13' 3" x 101' 0" (4.04m x 30.78m)

Double doors to:



STUDY:
13' 6" x 11' 6" (4.11m x 3.51m)

Attractive feature stone fireplace with open fire. Wooden floor.



L SHAPED KITCHEN/DINING/LIVING AREA:

31' 8" x 16' 4" (9.65m x 4.98m)

KITCHEN: Excellent range of high and low level units with Quartz worktops. Quooker tap. Food waste disposal unit. Gas hob. Integrated fridge freezer, dishwasher, washing machine and tumble dryer. Underfloor heating throughout.

DINING/LIVING AREA: Gas burner with sliding doors to rear.



BEDROOM (1):
11' 6" x 11' 5" (3.51m x 3.48m)



FIRST FLOOR

BEDROOM (2):
13' 4" x 10' 3" (4.06m x 3.12m)
Dressing area.



ENSUITE:
Fully panelled shower enclosure. Low flush WC. Wash hand basin with vanity unit.



BEDROOM (3):
11' 5" x 10' 2" (3.48m x 3.1m)





BEDROOM (4)
11' 6" x 11' 6" (3.51 m x 3.51 m)
Starplan cabin bed with built in units.



BATHROOM/ENSUITE:

Period free standing bath with mixer taps. Telephone hand shower. Walk in shower enclosure. High flush WC. Wash hand basin with vanity unit.



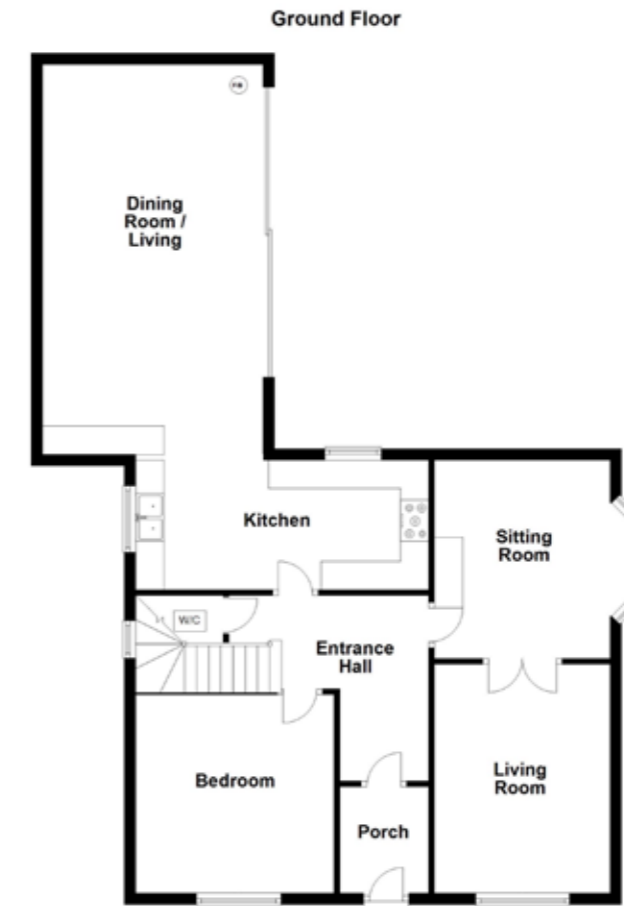




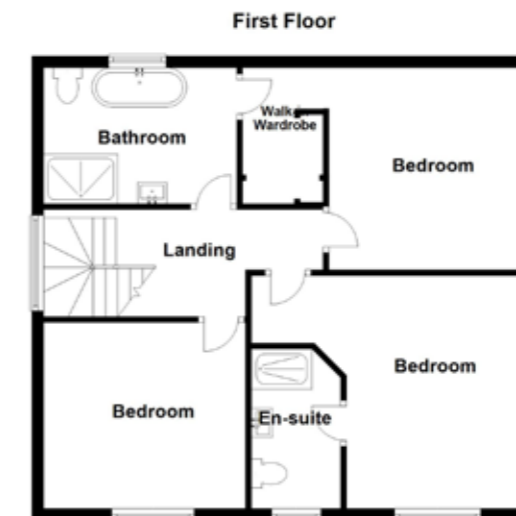
OUTSIDE

**DETACHED GARAGE:
20' 6" x 10' 9" (6.25m x 3.28m)**

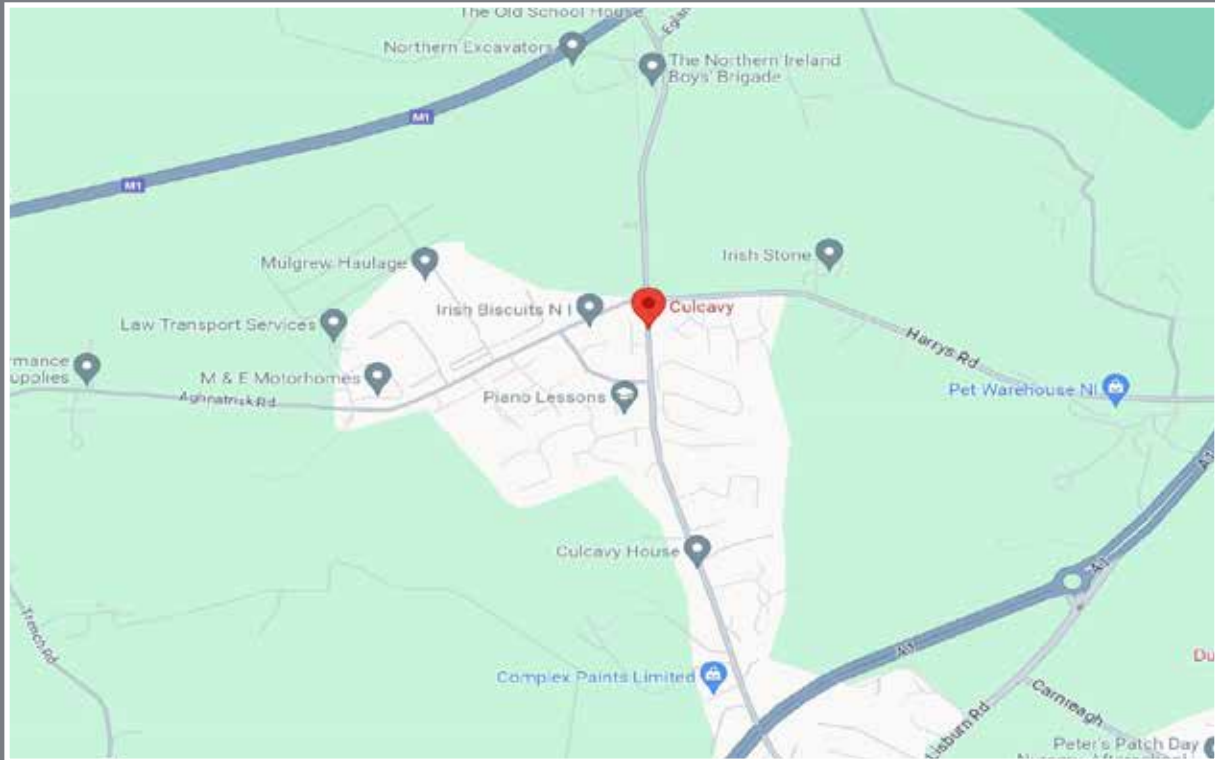
Gardens to front and rear in lawns. Patio area.
Electric gates leading to generous parking. Outside
toilet.



This plan is for illustrative purposes only
Plan produced using PlanUp.
34 Culcavy Road, Hillsborough



Location



34 Culcavy Road, Hillsborough, BT26 6JD

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/I/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	61 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0468-2991-0568-9826-6211

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.