



3B, THE PINES  
ROYAL HILLSBOROUGH  
CO DOWN  
BT26 6NT

OFFERS INVITED OVER: -  
£289,950

Viewing Strictly by appointment.  
028 9268 3762

### 3B THE PINES, ROYAL HILLSBOROUGH, BT26 6NT

Downshire Estate Agents are delighted to present, 3B The Pines, a spacious four-bedroom duplex apartment, in a private cul-de-sac location with excellent parking facilities. Superbly positioned just off the Culcavy Road, and only minutes from the centre of the sought after and historic village of Royal Hillsborough.

This delightful property offers versatile, spacious and well-presented accommodation, over two floors with luxurious, bespoke interior designed décor and finishes throughout.

An abundance of natural light floods into the spacious open plan living/kitchen/dining room, which boasts a contemporary wall mounted gas fire, French doors to a Juliette style balcony and an impressive, well-appointed 'Chefs Kitchen', with a superb selection of hand-crafted solid American Walnut and contrasting sleek, high gloss cabinetry, complimented perfectly by the Italian quartz worktops, bespoke matching breakfast bar with curved finish, and quality integrated appliances.

The spacious principal bedroom offers a superb walk-in, fully fitted dressing room, and bedroom (2) boasts an ensuite W.C. The remaining two bedrooms could easily be utilised as a home office, music room or reception rooms. A modern principal bathroom and additional shower room complete the accommodation.

The property benefits from predominantly uPVC double glazed windows, recently installed gas central heating and additional underfloor heating to hallway, bathroom and kitchen area, and is wired throughout for a retro Bang and Olufsen complete sound system.

The picturesque village of Hillsborough offers a wide spectrum of speciality shops, award winning bars and restaurants, and beautiful walks through both the Forest Park and Hillsborough castle and gardens. Ideally situated for commuters with ease of access to main Airports and both the A1 and M1 road networks, leading to Lisburn, Belfast, Dublin and beyond.

We would highly recommend viewing at your earliest convenience.



## FEATURES



### Accommodation: -

Porch with quarry tiled step.  
Electric meter.

Timber and glazed panelled front door.

Stairs to First Floor: -

### Hallway: -

Under stairs storage cupboard and recessed shelved storage. Upright radiator. Recessed low voltage spotlights. David Scott luxury metallic bronze floor tiling. Bosch digital heating controls.



- A superb well-presented, four-bedroom, Duplex apartment, positioned in a private cul-de-sac, with excellent parking facilities.
- Located in the award-winning and historic village of Royal Hillsborough.
- Boasting stylish, quality interiors and versatile accommodation throughout to include:
- Impressive spacious open-plan kitchen/dining /living area.
- Bespoke 'Chefs Kitchen' with opulent hand-crafted cabinetry in American Walnut and a contrasting modern sleek gloss finish, with full complement of integrated appliances.
- Living/Dining area with contemporary gas fire and French doors to Juliette style balcony.
- Four spacious double bedrooms.
- Principal bedroom with walk-in fitted dressing room.
- Bedroom (2) with En-suite W.C.
- Contemporary principal bathroom plus additional shower room.
- uPVC double glazed windows (except Velux).
- Recently installed Gas fired central heating with a high efficiency condensing boiler and Smart App remote heating controls.
- Underfloor heating to hallway, principal bathroom and kitchen.
- Wired throughout for retro Bang and Olufsen complete sound system with remote control access.
- Excellent communal parking facilities to front and side.
- Within walking distance of the excellent amenities on offer in Royal Hillsborough Village.
- Within easy access of Sprucefield shopping complex, and main arterial and commuter links, leading to Belfast City, the International and Dublin airports.





**Living/kitchen/dining Room: - 30'0" x 20'0" (8.97m x 6.86m).**  
(At longest and widest)

**Living/Dining area: -**

Feature contemporary wall mounted gas fire with white gloss hearth/shelf. Low voltage spotlights. David Scott luxury floor tiling. Chrome dimmer switches. Open to kitchen.

## Luxury 'Chefs Kitchen':-

Bespoke kitchen, boasting a designer two-tone finish, seamlessly blending hand-crafted, solid American maple cabinetry, with a contemporary nude-tone, sleek high-gloss finish. Excellent range of superb storage, ample counter space for prepping and cooking, and superior finishes and extras to include, quality Italian Quartz worktops, and matching breakfast bar with stylish curved finish, and full complement of integrated 'Neff' appliances including, six ring, range style gas hob, with extractor fan and hood over, double-oven, and dishwasher. Integrated washer/dryer and housing for American style fridge freezer. David Scott luxury floor tiling with underfloor heating. Low voltage recessed spotlights. Chrome sockets and light switches. Kickboard integrated lighting.





**Bedroom (2) 13'6" x 11'8" (4.13m x 3.56m)**  
Front aspect.

**Ensuite W.C.:-**

Wash hand basin with tiled splash back. Low flush W.C.  
Velux window.





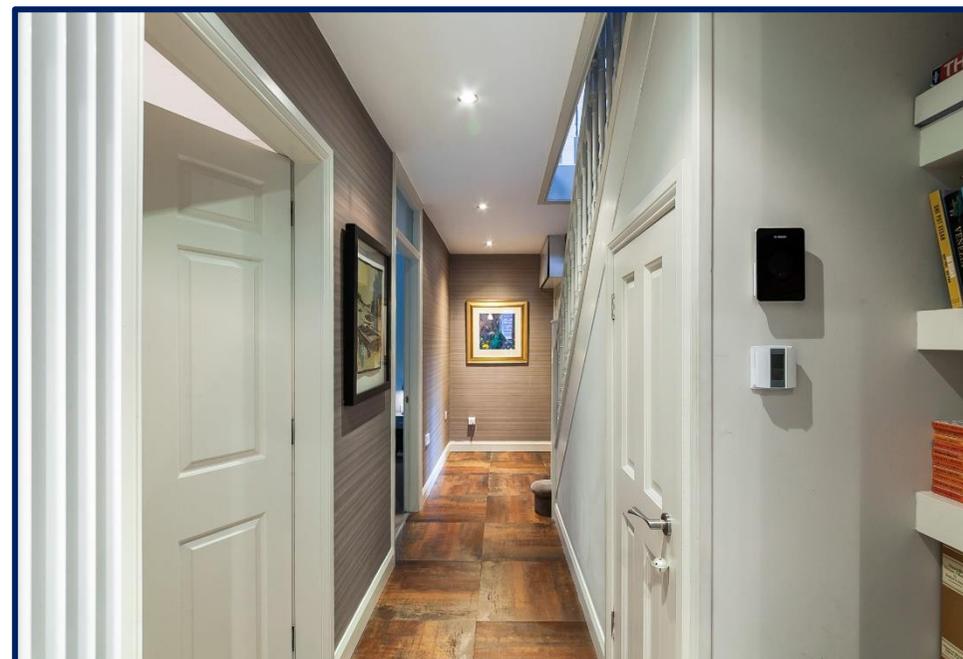
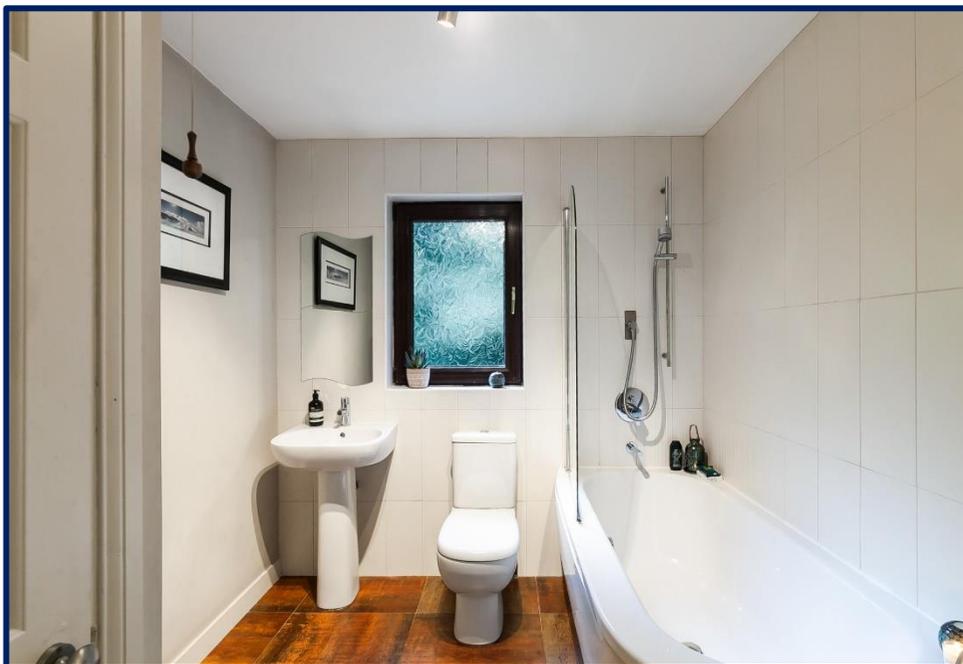
**Bedroom (3) 9'9" x 8'10" (2.98m x 2.71m)**

Rear aspect.

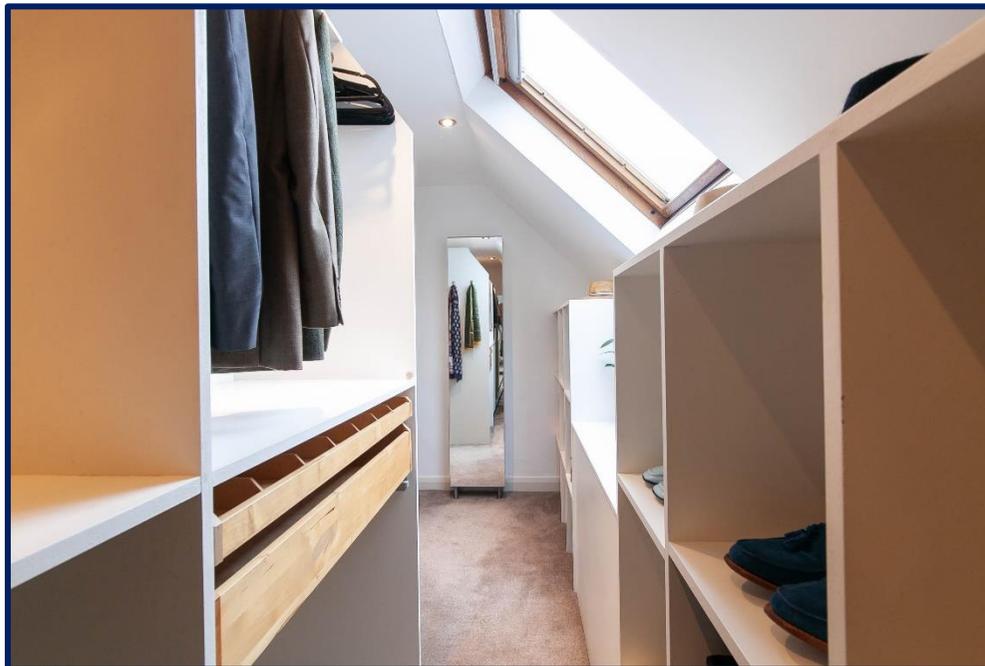
**Bathroom: - 8'8" x 7'7" (2.64m x 2.32m)**

Contemporary white suite comprising, panelled bath with thermostatically controlled shower over. Pedestal wash hand basin. Low flush W.C. Chrome heated towel rail. David Scott Luxury metallic bronze tiled flooring with underfloor heating. Extractor fan. Linen cupboard with storage and single panel radiator.

**Stairs to second floor: -**







**Second Floor:-**

**Landing:-**

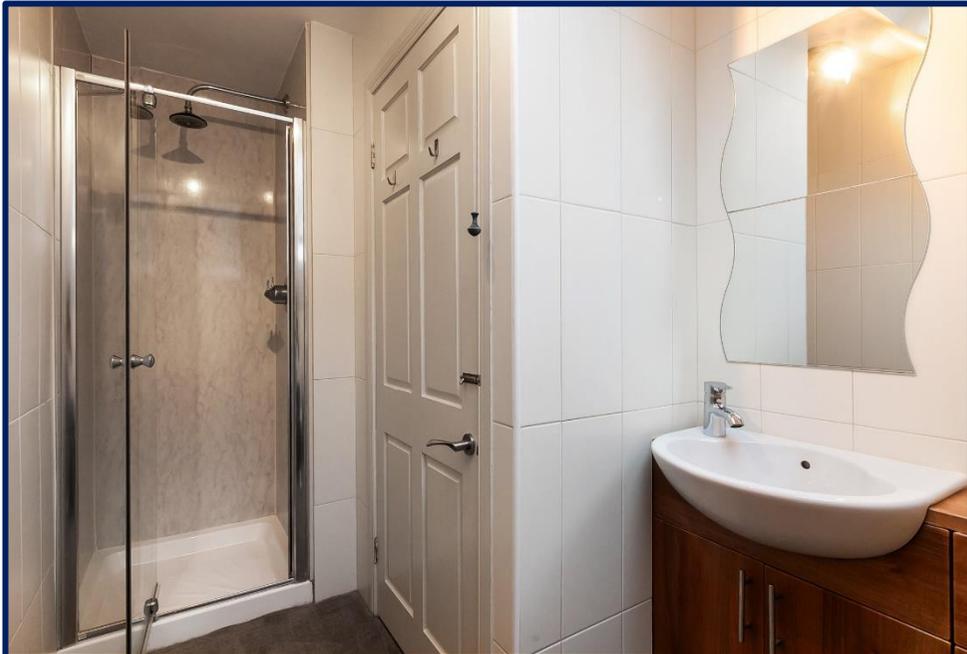
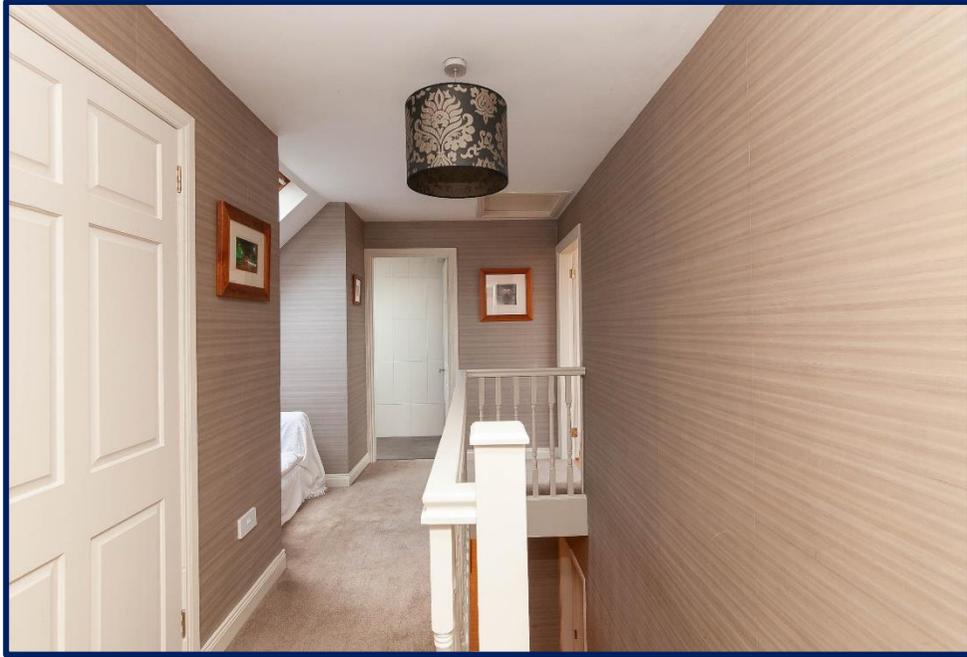
Built in storage cupboard with 'Worcester' energy efficient gas boiler. Velux window.

**Master Bedroom : - 17'0" x 12'7". (5.19m x 3.84m)**

Rear aspect.

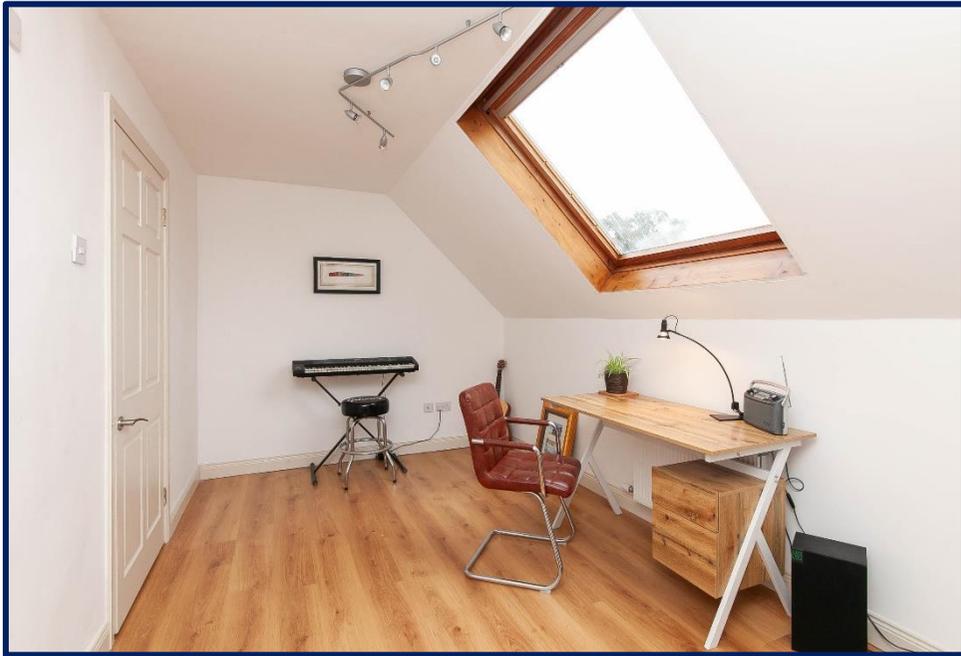
**Dressing Room:- 15'7" x 5'3" (4.75m x 1.62m)**

Fully fitted to include hanging rails, mirrors, shelving, laundry basket, and pull-out tie/jewellery organiser. Velux window.



**shower Room: -**

Panelled shower enclosure with thermostatically controlled shower and chrome shower attachment. Wall mounted wash hand basin with mixer tap and storage under. Low flush W.C. Fully tiled walls. Extractor fan.



**Bedroom (4) 15'1" x 8'7" (4.61m x 2.64m)**

Front aspect. Velux window. Laminate wood flooring. Spotlights.

**Outside:-**

**Front:-**

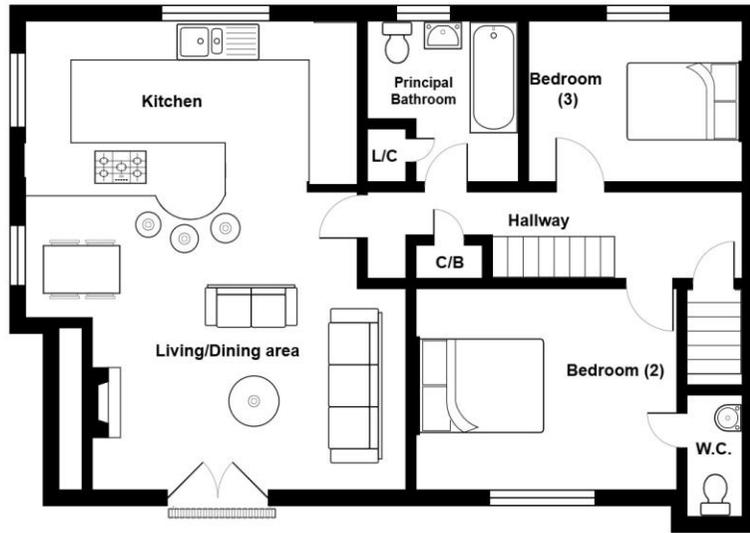
Communal brick block paved pathways, decorative stone and well stocked and colourful flower beds. Bin store. Parking.

**Side:-**

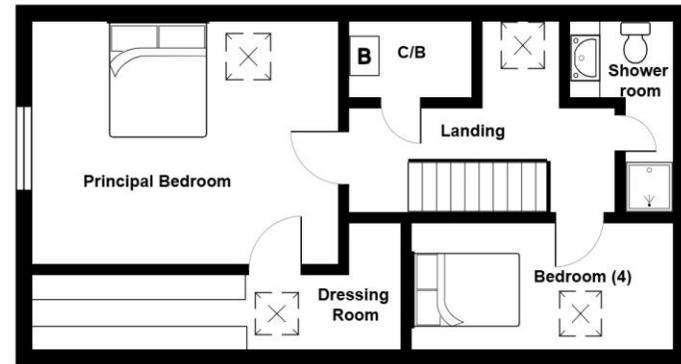
Additional communal parking.



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First Floor



Second Floor

Floor plans are for illustrative purposes only and are not to scale.



**Viewing:-**

Viewings are strictly by appointment only and we would recommend booking at your earliest convenience to avoid disappointment.

**Rates 2024/25 – Est.£.1479.00.**

**Tenure – Assumed Leasehold.**

**EPC –C79.**

**Management Company:- Charter House.**

**charges 2024/25 – Est.£53.00 per month, to include building insurance and maintenance of the communal areas.**

Property type	Top-floor flat		
Total floor area	163 square metres		

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in Northern Ireland:

- the average energy rating is D
- the average energy score is 60

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These particulars do not represent any part of an offer or contract and none of the statements contained should be relied upon as fact. Please note we have not tested any systems in this property, and we recommend the purchaser checks all systems are working prior to completion. All measurements are taken to the nearest 3 inches. Floor plans are for illustrative purposes only and not to scale.

