

# For Sale

Asking Price: £395,000

SimonBrien



76 Carnbane Road  
Hillsborough  
County Down  
BT27 5NG

[simonbrien.com](http://simonbrien.com)





Carnbane Road is well located a short drive from Hillsborough Village and its vast array of specialist shops, pubs, restaurants, cafes and Forest Park. Sprucefield Shopping Centre is within close proximity as is Belfast and other surrounding towns via nearby motorway networks.

The subject property has accommodation comprising four double bedrooms, two reception rooms plus study, kitchen and bathroom.

Likely to be of interest to the young family in todays market viewing is by appointment through our Lisburn Road Office on 02890 668888.

#### Special Features & Services

- Attractive Detached Family Home
- Four Bedrooms
- Two Reception Rooms plus Study
- Modern Fully Fitted Kitchen
- Bathroom and Cloakroom with WC
- Oil Fired Central Heating
- Double Glazing
- Attached Garage
- Large Gardens to Front, Side and Rear
- Countryside Views Towards Belfast
- Popular Semi Rural Location short drive from Hillsborough Village and Sprucefield Shopping Centre
- Viewing by Private Appointment





## Accommodation

### Ground Floor

#### Entrance Hall

#### Living Room

14'7" x 12'7" (4.45m x 3.84m):

Fireplace

#### Kitchen

20'7" x 11'9" (6.27m x 3.58m):

Range of units, inset sink, double oven, recess for fridge freezer

#### Sun Room

24' x 9'8" (7.32m x 2.95m):

#### Study

9' x 8'4" (2.74m x 2.54m):

#### Bedroom

11'8" x 9'9" (3.56m x 2.97m):

Built in wardrobe

#### Bedroom

11'9" x 11'6" (3.58m x 3.5m):

Built in wardrobe

#### Bathroom

White suite, panelled bath, separate shower enclosure, low flush WC, wash hand basin

### First Floor

#### Bedroom

12'6" x 11'7" (3.8m x 3.53m):

#### Bedroom

12' x 10'9" (3.66m x 3.28m):

#### Cloakroom

Low flush WC, wash hand basin

#### Outside

Attached garage, gardens front and rear









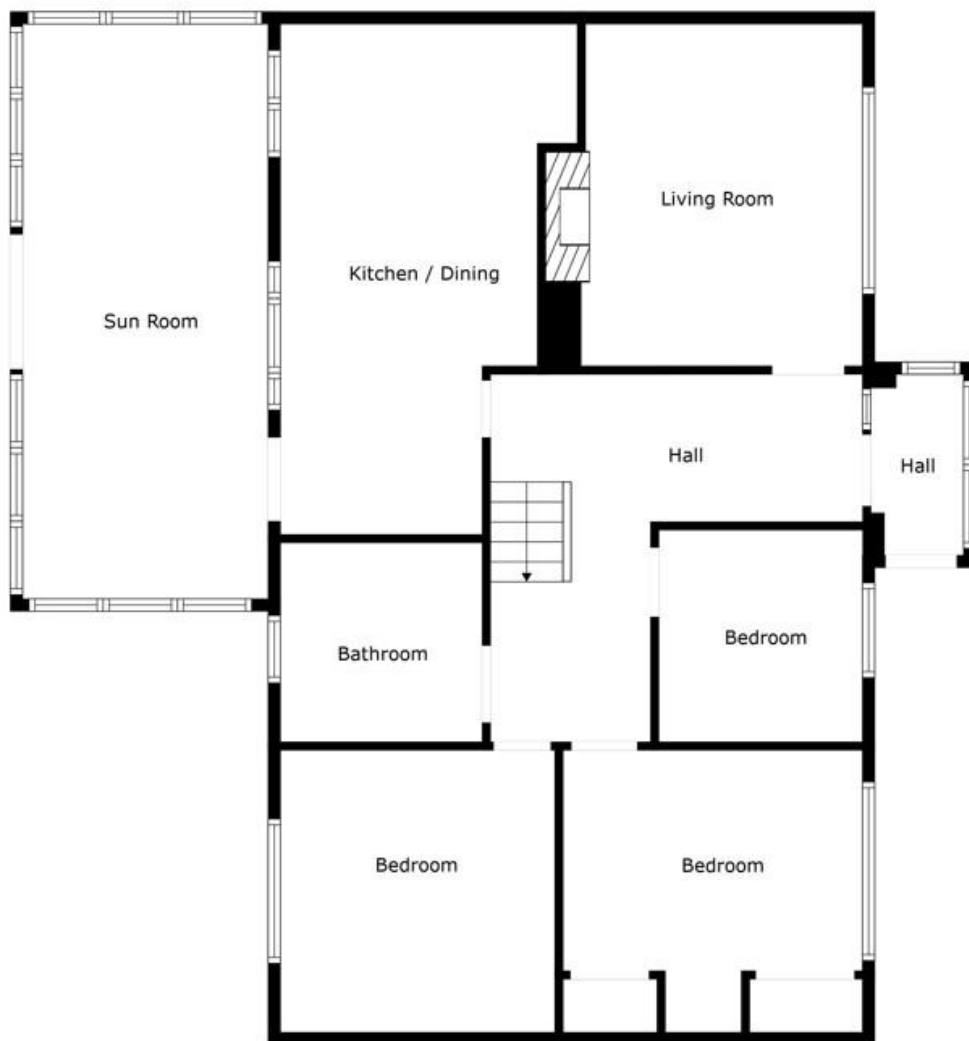




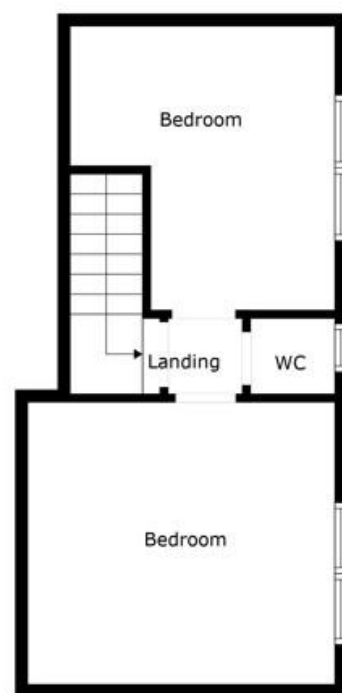








Floor 1



Floor 2

#### VALUER

Mark Leinster  
Simon Brien  
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#### MORTGAGE ADVICE

Crawford Mulholland Financial  
348 Lisburn Road  
Belfast  
BT9 6GH  
T: 02890665544  
E: office@crawfordmulholland.com

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 62 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 24 F    |           |
| 1-20  | G             |         |           |

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