

simon**BRIEN**
RESIDENTIAL

13 Dromore Road,
Hillsborough, BT26 6HS



Asking Price £750,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Detached Family Home Situated On An Elevated Position On The Popular Dromore Road
- Five Bedrooms Including Master With Ensuite & Dressing Room
- Fitted Kitchen With Integrated Appliances
- Large Open Plan Living / Dining Room With Vaulted Ceilings & Feature Fireplace With Incredible Countryside Views Leading To Paved Balcony Area
- Family Room With Feature Fireplace
- Separate Utility / Cloakroom
- Fully Tiled Bathroom
- Oil Fired Central Heating / Double Glazing
- Generous 1.1 Acre Site With Mature Lawns & Planting
- Walking Distance To Hillsborough Village & Convenient Dual Carriageway Access
- Viewing By Appointment With South Belfast Office On 028 9066 8888

SUMMARY

Approached via a sweeping driveway and set on a mature elevated site, this unique detached family residence is sure to impress even the most discerning of purchasers.

The accommodation is adaptable to suit individual requirements, and comprises of five bedrooms, two reception rooms, principle bathroom, one ensuite, utility room, and a large double integral garage. Externally, the formal gardens are beautifully maintained and the property benefits from magnificent views over the countryside.

Ideally located some 20 minutes drive from Belfast City Centre and 30 minutes from the International Airport, the property benefits from being walking distance to the popular village of Hillsborough and the many specialist shops and restaurants it has to offer.

It is rare that a home like this comes to the market in Hillsborough, and it can only be fully appreciated by internal inspection.



ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

Double wooden entrance doors with side panels leading to:

RECEPTION HALL:

Double glazed double doors. Ceramic tiled floor. Low voltage spotlighting.

CLOAKROOM:

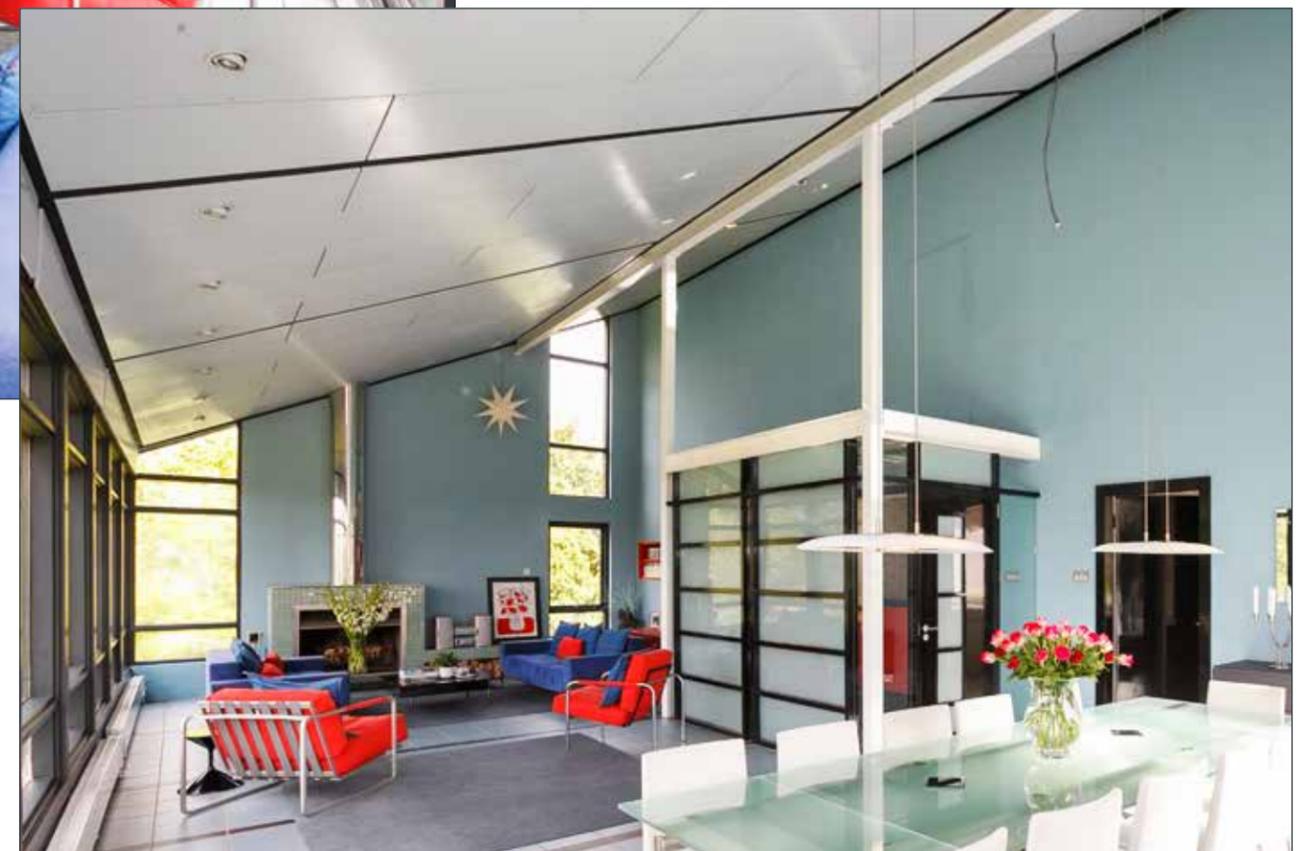
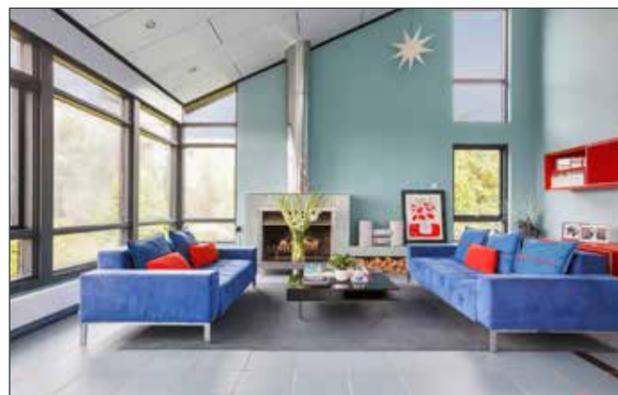
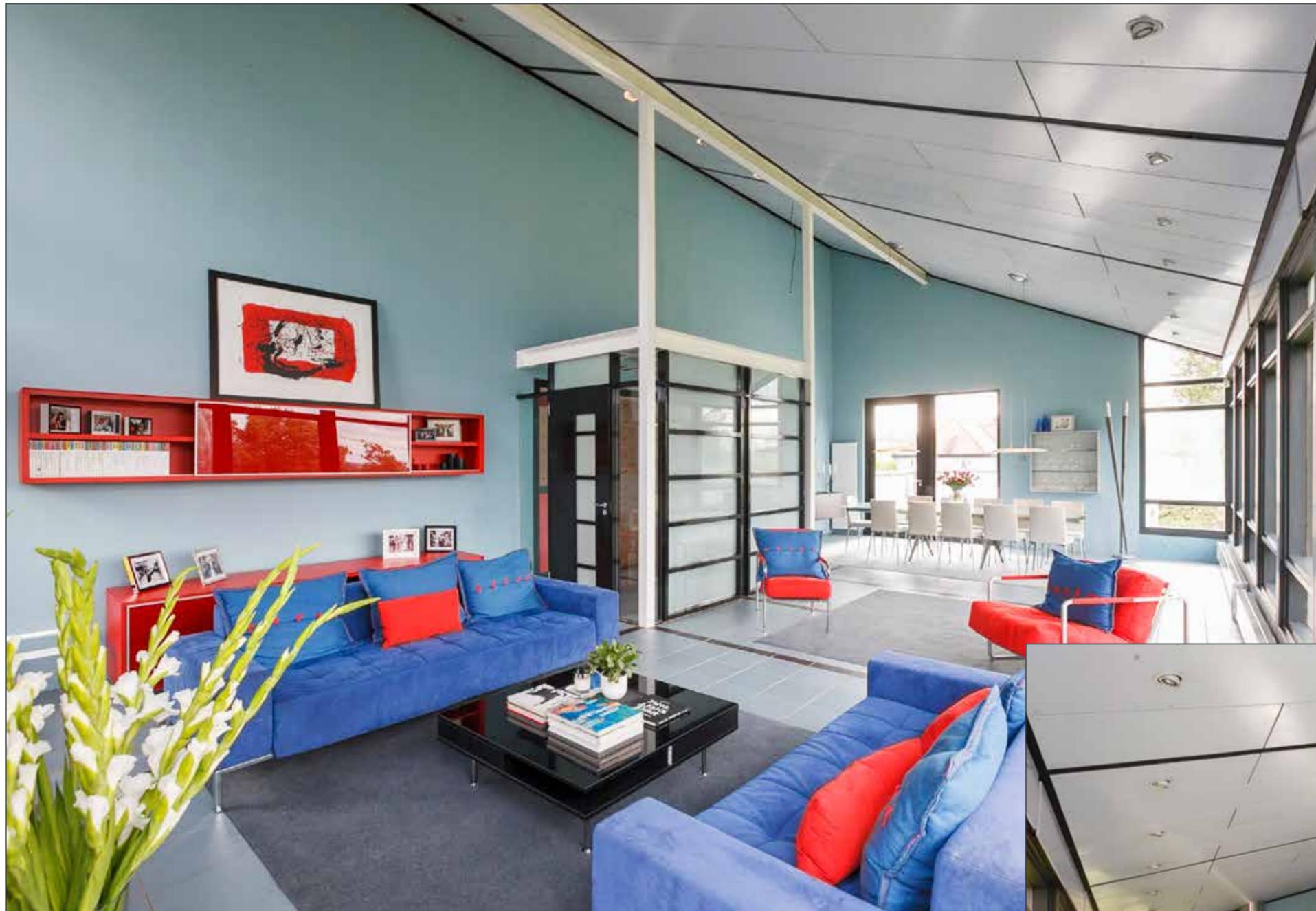
Corner wash hand basin. Low flush WC.

UPPER LEVEL

LIVING ROOM / DINING ROOM:

38' 9" x 19' 1" (11.81m x 5.82m)

Vaulted ceiling. Attractive tiled fireplace with open fire. Full length windows with views overlooking the County Down countryside. Ceramic tiled floor. Door to paved balcony area.





KITCHEN:
16' 12" x 12' 4" (5.18m x 3.76m)

Range of high and low level units. Twin stainless steel sink units with waste disposal unit. Integrated 'Neff' double electric oven and 4 ring gas hob. Integrated extractor fan. Built-in fridge/freezer. Plumbed for dishwasher.

FAMILY ROOM:
20' 11" x 11' 11" (6.37m x 3.64m)

Attractive fireplace with granite mantle and hearth. Polished ceramic tiled floor. Aluminium sliding doors leading to paved area.

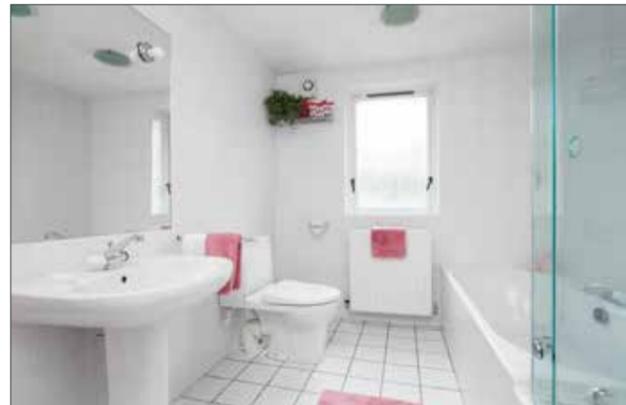


UTILITY ROOM:
10' 10" x 7' 7" (3.31m x 2.31m)

Range of low level units. Stainless steel sink unit. Plumbed for washing machine. Space for dryer. Ceramic tiled floor.

CLOAKROOM:
 Low flush WC. Pedestal wash hand basin.





LOWER LEVEL

HALLWAY:

Open tread staircase.

MASTER BEDROOM:

15' 10" x 14' 9" (4.83m x 4.50m)

Double glazed door leading to outside.

DRESSING ROOM:

Built-in wardrobes.

ENSUITE BATHROOM:

Low flush WC. Pedestal wash hand basin. Bath and separate shower. Fully tiled walls and floor.

BEDROOM (2):

14' 7" x 12' 4" (4.45m x 3.75m)

Built-in wardrobe. Wash hand basin.

BEDROOM (3):

11' 1" x 8' 10" (3.38m x 2.68m)

Built-in sliding wardrobe.

BEDROOM (4):

10' 11" x 7' 10" (3.33m x 2.40m)

Built-in sliding wardrobe.

BEDROOM (5):

9' 7" x 8' 10" (2.93m x 2.70m)

Built-in wardrobe.





BATHROOM:

'Starck by Duravit' concealed cistern WC. Pedestal wash hand basin. 'Starck by Duravit' bath. Walk-in shower with glass panel and rainwater shower attachment. Chrome heated towel radiator. Fully tiled walls and floor.

OUTSIDE

Sweeping tarmac driveway with parking for several vehicles. Front, side, and rear gardens in lawn with a selection of mature plants and shrub beds. Paved patio area to the rear.

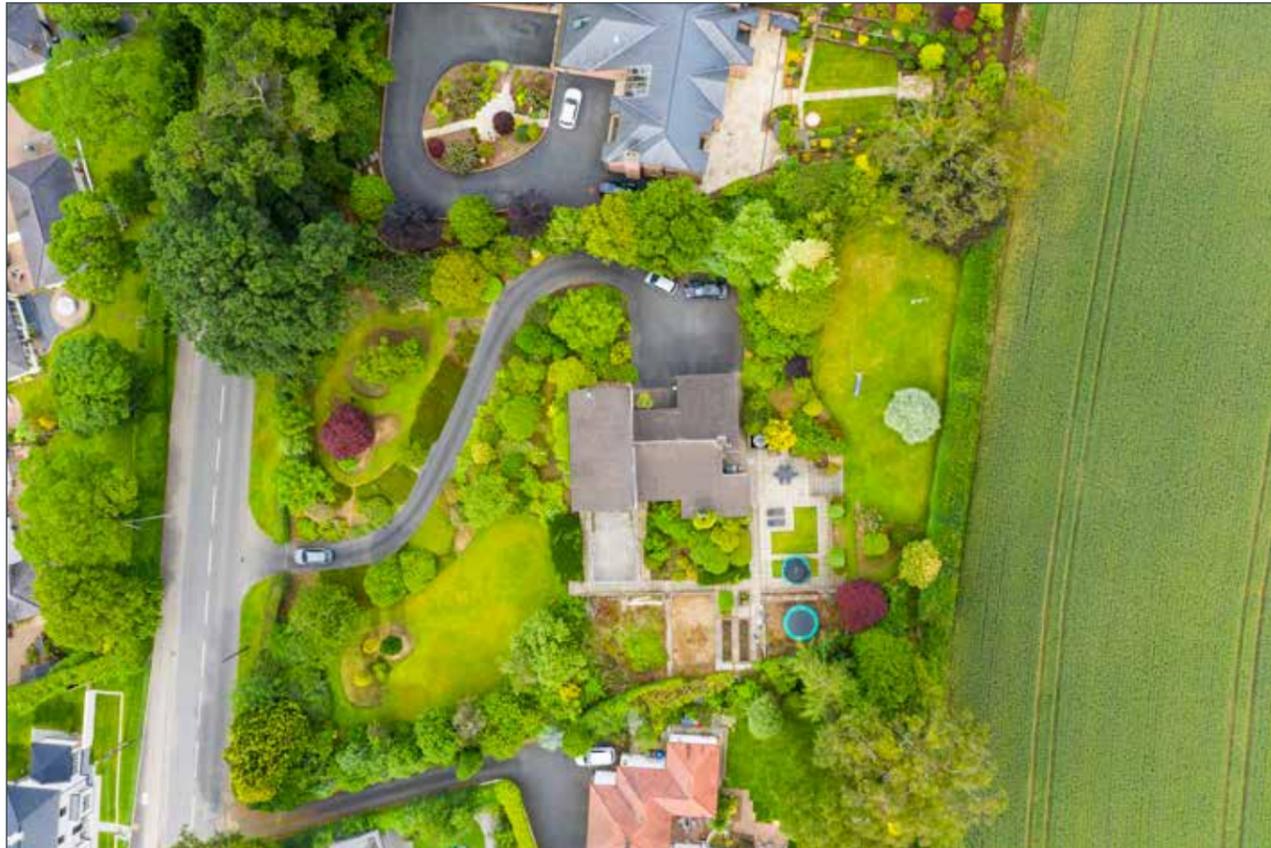
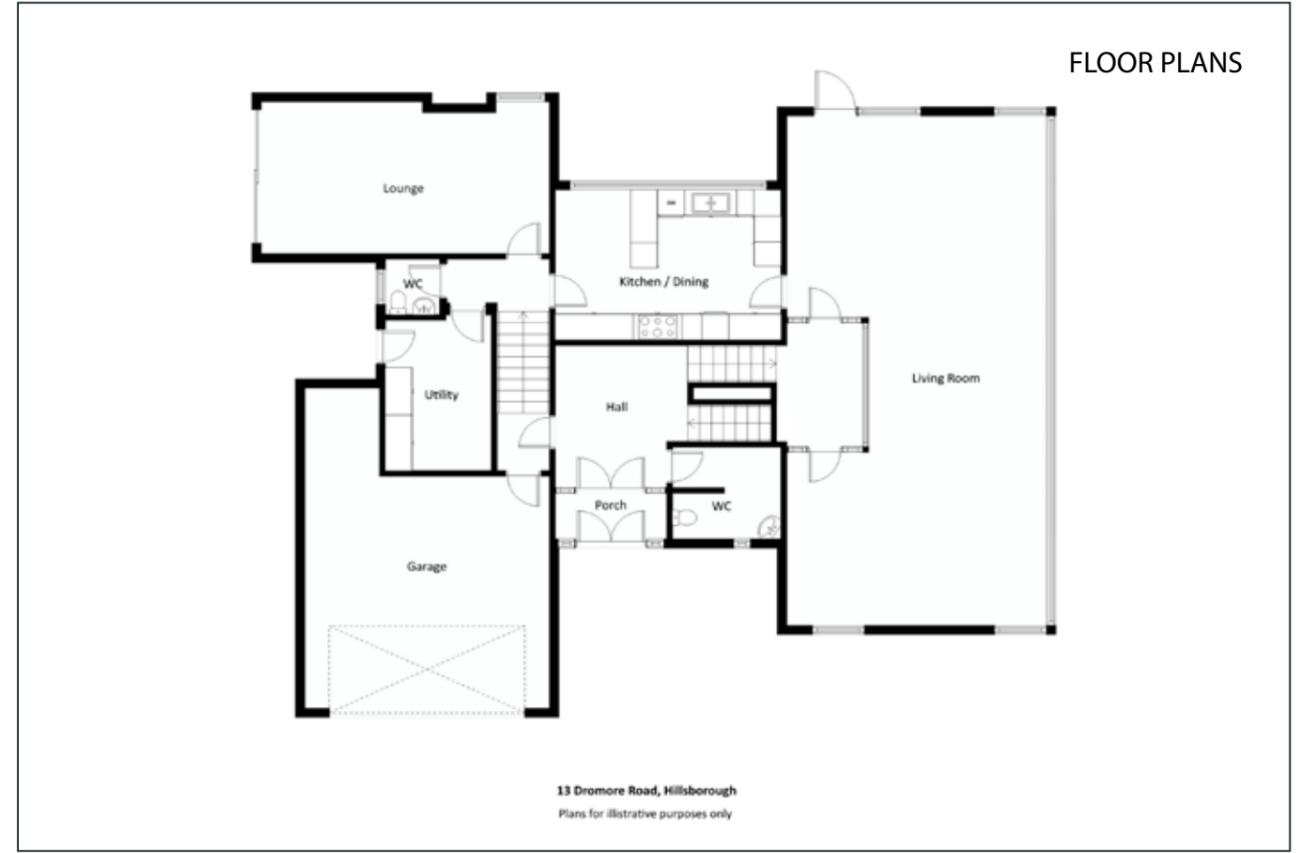
INTEGRAL GARAGE:

17' 11" x 17' 11" (5.47m x 5.46m)

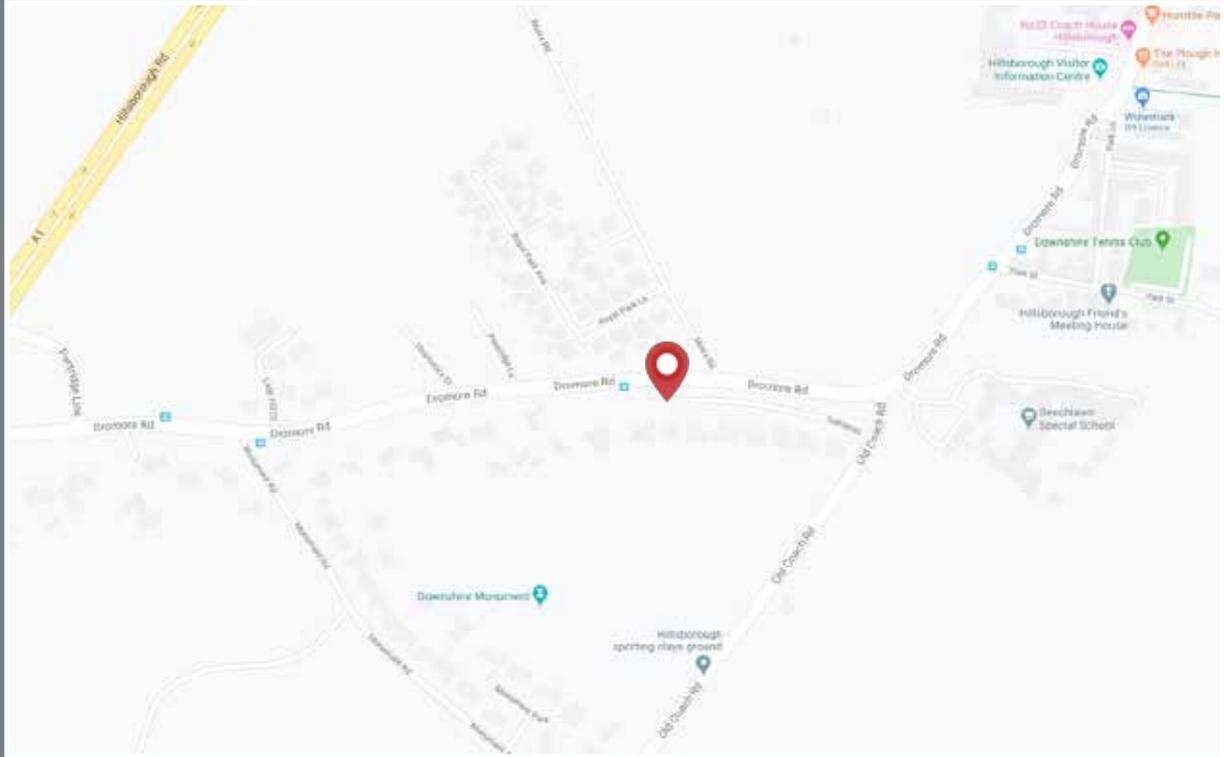
Electric up and over door. Oil fired boiler.







Location



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: RL/SJB/G/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38	21	31
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0519-8003-0283-7460-6294

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