

simon**BRIEN**
RESIDENTIAL

10 Carnreagh Road,
Hillsborough, BT26 6LH



Asking Price £395,000

Telephone 02890 668888
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KEY FEATURES

- Detached Family Bungalow
- Deceptively Spacious Accommodation Requiring General Modernisation
- Four Bedrooms Plus Study
- Spacious Living Room Open To Dining
- Fully Fitted Kitchen With Casual Dining Area
- Family Bathroom
- Additional Self-Contained Annex With Bedroom, Bathroom & Kitchen
- Oil Fired Central Heating
- Double Glazing
- Detached Garage
- Generous Driveway Parking
- Substantial Site Of 0.4 Acres With Large Gardens To Front, Side & Rear
- Popular & Convenient Location Within Walking Distance of Hillsborough Village, Schools & Local Amenities

SUMMARY

Ideally located on the periphery of Hillsborough village the property is exceptionally well placed within walking distance of all local amenities, schooling, shopping, bars and restaurants that the village has to offer, and is within close proximity to Sprucefield Shopping Centre, with Belfast approximately 20 minutes away.

The property is positioned on a pleasant, private spacious site of 0.4 acres, and has deceptively spacious accommodation requiring some general modernisation; providing, four bedrooms, open plan living / dining, study, together with kitchen with casual dining area, and family bathroom.

In addition, the property benefits from a self-contained annex with bedroom, bathroom and kitchen with own door access.

Likely to be of interest to the young family, professional couple, or those downsizing within the area. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

PVC door leading to:

ENTRANCE HALL:

CLOAKROOM:

Low flush WC. Wash hand basin.

LIVING / DINING AREA:

34' 2" x 15' 9" (10.41m x 4.8m)

STUDY:

15' 8" x 6' 9" (4.78m x 2.06m)



**KITCHEN WITH CASUAL DINING AREA:
21' 1" x 9' 9" (6.43m x 2.97m)**

Range of high and low level units. Single drainer sink unit with mixer taps. 4 ring hob. Oven. Extractor. Integrated dishwasher. Patio doors to rear.

UTILITY ROOM:

Belfast sink. Hotpress. Door to Rear.



**BEDROOM (1):
14' 5" x 12' 0" (4.39m x 3.66m)**

Built-in wardrobe.

**BEDROOM (2):
12' 6" x 10' 2" (3.81m x 3.1m)**

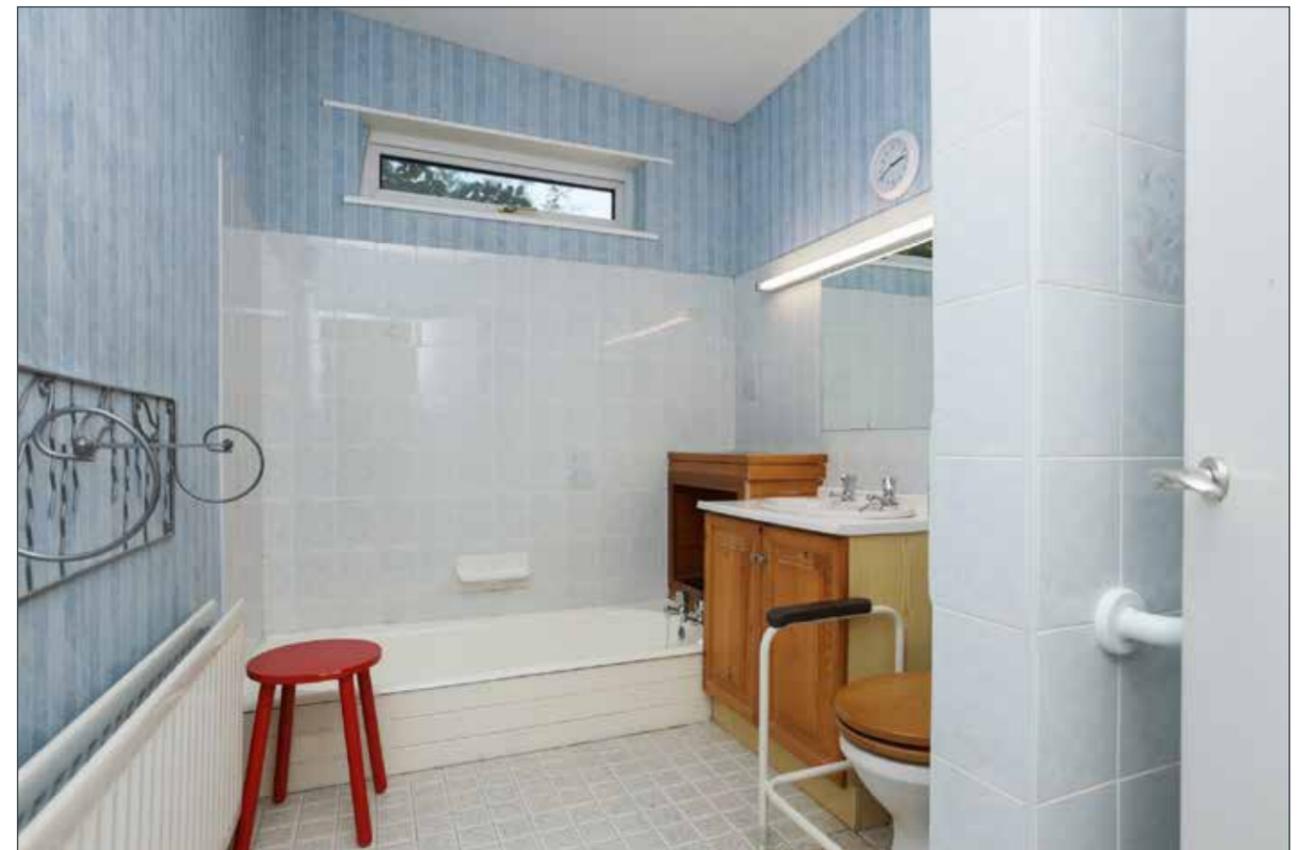
**BEDROOM (3):
11' 9" x 10' 2" (3.58m x 3.1m)**

Built-in wardrobe.

**BEDROOM (4):
10' 0" x 6' 8" (3.05m x 2.03m)**

BATHROOM:

White suite comprising panelled bath. Shower enclosure. Low flush WC. Wash hand basin in vanity unit.





ANNEX

KITCHEN:

14' 11" x 9' 6" (4.55m x 2.9m)

Range of high and low level units. Single drainer sink unit.

BATHROOM:

White suite comprising panelled bath. Low flush WC. Pedestal wash hand basin.

BEDROOM (1):

13' 3" x 11' 4" (4.04m x 3.45m)

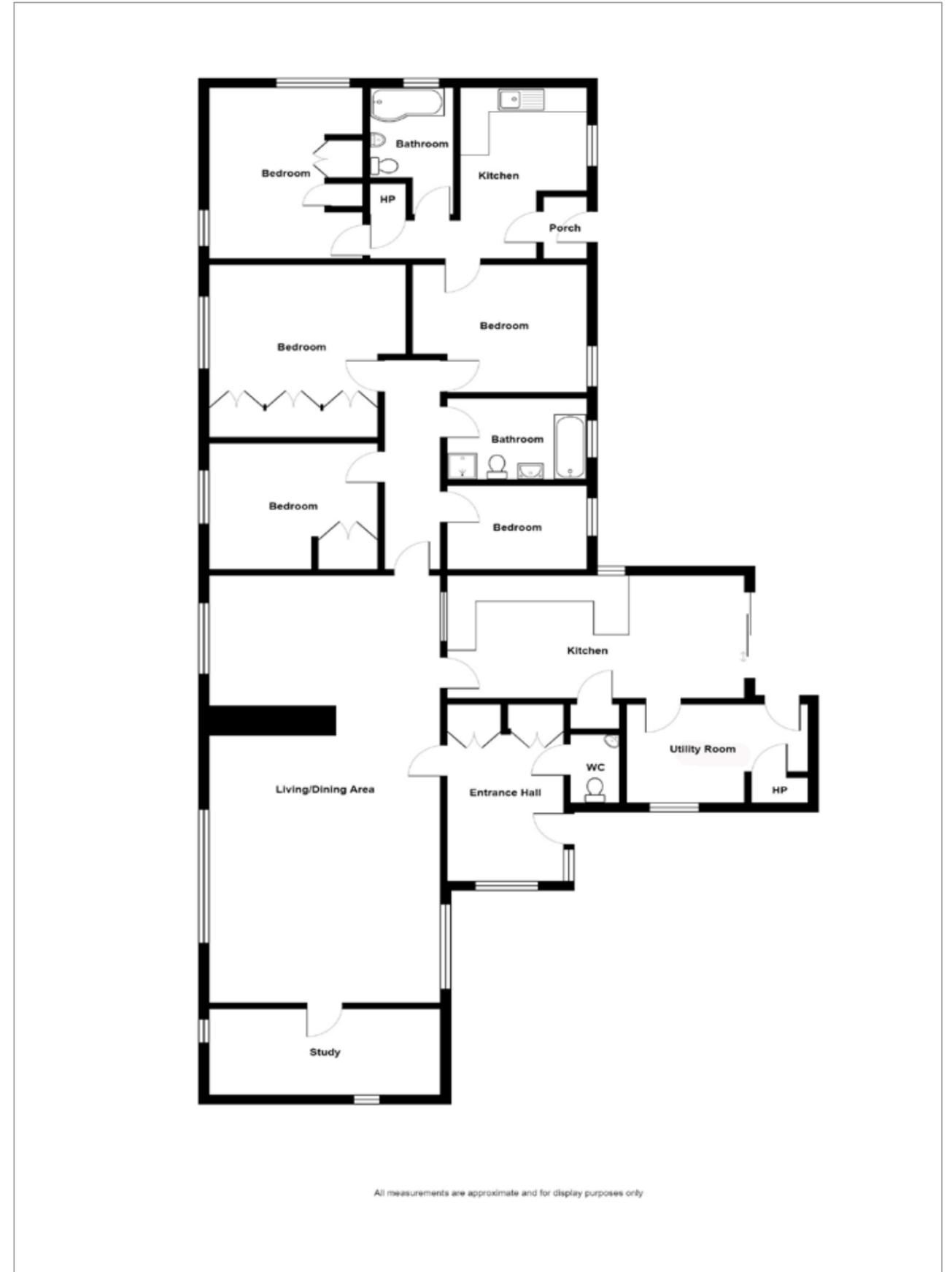
Built-in wardrobe.

OUTSIDE

Generous site of 0.4 acres with mature gardens and excellent driveway parking.

ATTACHED GARAGE

20' 6" x 16' 6" (6.25m x 5.03m)



All measurements are approximate and for display purposes only

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

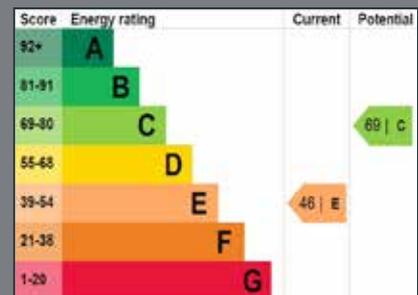


Lettings Department

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: ML/F/21/SO



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