

simonBRIEN
RESIDENTIAL

65A Carnbane Road,
Hillsborough, BT27 5NG



Asking Price £695,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Exceptional Bespoke Newly Built Detached Family Home
- A Superb Generous Semi Rural Situation With Fabulous Countryside Views Whilst Offering That All Important Convenience To Belfast
- Gracious Reception Hall With Solid Oak / Glass Staircase Leading To Gallery Landing With Velux Window And High Ceiling Giving Additional Natural Light
- Lounge with granite hearth ready for multi-fuel stove, herringbone format wood laminate flooring
- Living Room Granite hearth ready for multi-fuel stove, herringbone format wood laminate flooring
- Spacious Luxury Kitchen With Excellent Range Of Appliances Open Plan To Dining Area Which Opens Into A Sunroom With Vaulted Ceiling
- Utility Room And Separate WC Off Back Hallway
- Four Bedrooms Including Two With Access To Ensuite Facilities
- Luxury Four Piece Family Bathroom
- Very Highest Standard Of Finish And Specification With An Array Of Outstanding Features
- Solid Floors Throughout, Oak Doors Throughout
- Oil Fired Central Heating (Underfloor Downstairs), With Thermostats
- Black uPVC Double Glazed Windows
- Full Alarm System
- Superb Generous Site And Landscaped Gardens Sewed Out To Grass With Overall Open Aspect Onto Surrounding Countryside
- Concrete Pillars And Wired For Remote Control Gates (To Be Fitted) To Extensive Parking And Turning Areas To Front And Side
- Detached Double Garage With Twin Automatic Electric Doors
- Large Games Room With Velux Windows Above The Garage With Separate Access
- Estate Rail Fencing To Be Fitted To The Front
- Extensive Private Paviour Rear Sun Terrace
- Idyllic Rural Setting Yet Just Off The A1 Carriageway Very Close To Hillsborough, Lisburn, Belfast And Many Parts Of The Province Are Very Accessible
- The House Is In The Catchment Area For Good Schools
- Immaculate Family Home With Early Inspection Essential To Appreciate All It Has To Offer

DESCRIPTION

65a Carnbane Road is an attractive newly constructed detached residence of approximately 3200sq ft including the garage. The property has been constructed to a superb turnkey standard with well proportioned, adaptable accommodation throughout. The property has a bright airy feel and hosts many fine features offering spacious rooms to cater for modern day family living requirements.

Internally, the accommodation consists of four bedrooms including two with ensuite shower rooms and a family bathroom. There is a spacious luxury fitted kitchen open plan to dining area which leads into a sun room, lounge, living room, downstairs WC, utility room, double garage and stairs to a games room above.

Externally, the property is on a private site backing on to fields.

This is a rare opportunity to acquire a superb new build property so close to Hillsborough but still close to Lisburn and Belfast and the motorway network.

Please contact the South Belfast office on 02890668888 for an internal viewing.

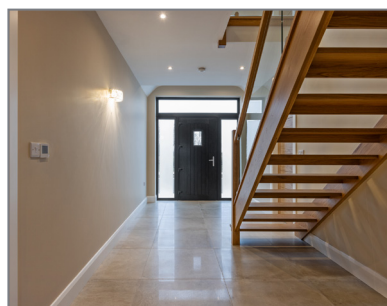


ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

Composite front door with glazed side lights, tiled flooring, solid oak staircase with glazed panels leading to first floor, recessed lighting, and wall lighting.



LOUNGE:

14' 11" x 14' 7" (4.55m x 4.44m)

Granite hearth ready for multi-fuel stove, herringbone format wood laminate flooring, TV and power points on wall.



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LIVING ROOM:**14' 11" x 14' 8"****(4.55m x 4.47m)**

Granite hearth ready for multi-fuel stove, herringbone format wood laminate flooring, TV and power points on wall.

**KITCHEN/DINING AREA:****12' 2" x 25' 7" (3.71m x 7.8m)**

Bespoke fitted kitchen with range of high and low units, centre island with breakfast bar, granite worktops, upstands and back splash, built-in microwave oven, Twin Bosch electric ovens, 5 ring induction hob, extractor fan over, Couple 1 ½ bowl sink unit with mixer tap, integrated Beko dishwasher, full length integrated fridge and freezer, pantry style corner unit, recessed lighting, tiled flooring.





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SUN ROOM:

14' 8" x 13' 1" (4.47m x 3.99m)

PVC door to rear patio,
vaulted ceiling.

**REAR HALLWAY:**

PVC door to rear, tiled
flooring, recessed lighting.

UTILITY ROOM:

8' 3" x 7' 10" (2.51m x 2.39m)

Units to match kitchen,
stainless steel sink unit with
mixer tap, space for washing
machine and tumble dryer,
larder cupboards, recessed
lighting, laminate worktops
and upstand, extractor fan.

**WC:**

White suite comprising; semi
pedestal wash hand basin,
low flush W.C, tiled splash
backs, extractor fan.



FIRST FLOOR

LANDING:

Gallery style landing, 2 'Velux' roof lights, hotpress housing hot water tank, shelving, access to roof space.



BATHROOM:

White suite comprising; freestanding bath tub with mixer tap, low flush W.C, large walk in shower cubicle with rainfall fitting, wash hand basin with vanity unit incorporated, wall mounted mirror with built-in lighting, chrome heated towel rail, recessed lighting, tiled flooring extractor fan.



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BEDROOM (1):
14' 8" x 12' 2" (4.47m x 3.71m)

TV Points.



ENSUITE SHOWER ROOM:

White suite comprising; wash hand basin with vanity incorporated, walk-in shower cubicle with rain fall fitting, low flush W.C, chrome heated towel rail, tiled flooring, recessed lighting, extractor fan.



BEDROOM (2):
14' 8" x 10' 0" (4.47m x 3.05m)

TV Points.



BEDROOM (3):
14' 8" x 10' 0" (4.47m x 3.05m)

TV Points.



BEDROOM (4):
12' 2" x 12' 0" (3.71m x 3.66m)

TV Points.



OUTSIDE

Estate fencing to be installed either side of entrance pillars, electric gates to be fitted.
Tarmac driveway lined in granite kerb stones.
Rear patio in granite slabs
Security lighting





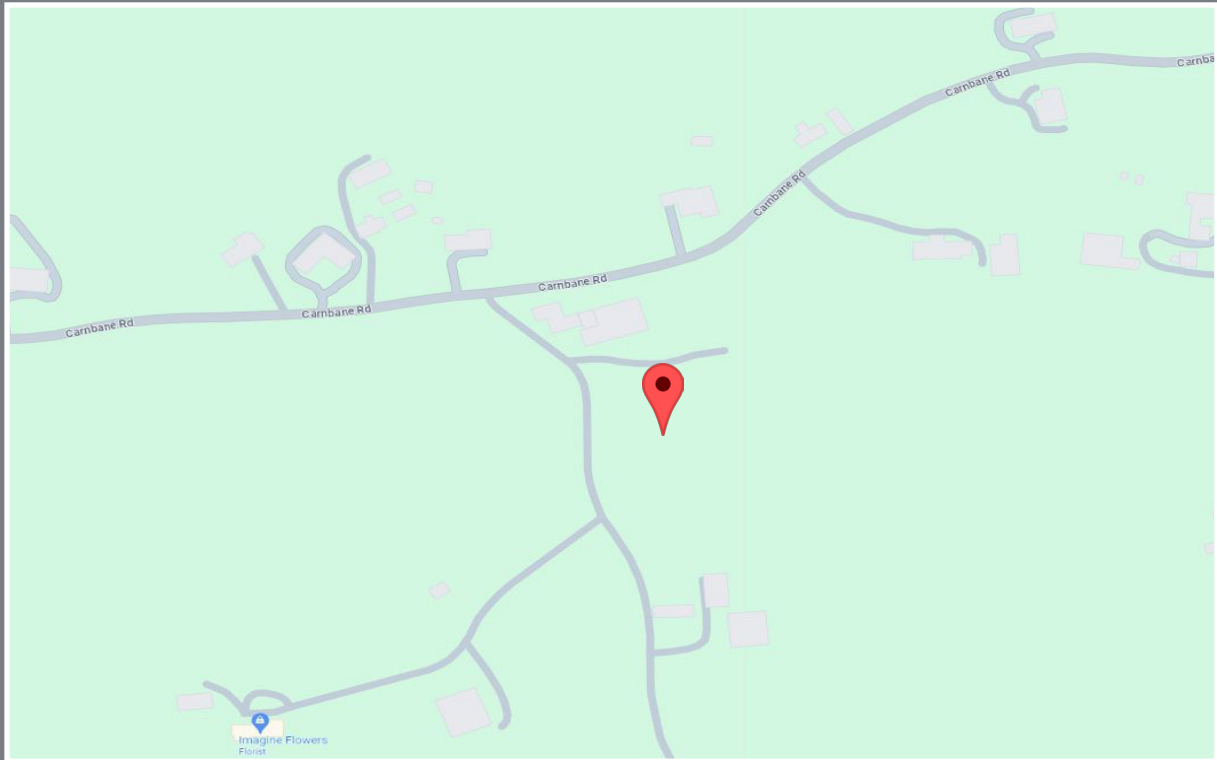
Total area: approx. 289.5 sq. metres (3116.5 sq. feet)

Photography and Floor Plans by housellini.co.uk
Plans produced using SketchUp.

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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/N/24/SD



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9390-3418-3090-2927-8665

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