

**simonBRIEN**  
RESIDENTIAL

42 Hermitage,  
Hillsborough, BT26 6RJ



Offers Over £170,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Semi-Detached Family Home
- Well Presented Accommodation Throughout
- Three Bedrooms
- Spacious Living Room With Attractive Fireplace
- Dining Room
- Fully Fitted Kitchen
- Bathroom In White Suite
- Gas Fired Central Heating [ New Energy Efficient Boiler installed last year ]
- EPC C awarded following energy efficiency and insulation upgrades
- Double Glazing
- Generous Gardens To Rear With Driveway Parking
- Ideal First Time Buy of for Young Professional/Family
- Popular And Convenient Location A Short Stroll From Hillsborough Village
- Viewing by Private Appointment

## DESCRIPTION

Ideally positioned off the Aghnatrisk Road the location could not be more convenient to the highly sought after village of Hillsborough, with its vast array of specialist shops, bars and restaurants just a short stroll away. In addition the property is well placed for commuting to Belfast, Lisburn and further afield via the various motorway networks.

The accommodation is well presented throughout and comprises of three bedrooms, spacious living room, dining room, fitted kitchen, together with bathroom in white suite. Externally, there are pleasant gardens to the rear and driveway parking

This attractive semi-detached home, set within this popular sought after development, is likely to be of interest to the professional couple, young family or first time buyer in today's market. Viewing is by appointment through our Lisburn Road office on 028 9066 8888.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

PVC Door to Entrance Hall, storage under stairs.



## LIVING ROOM:

14' 8" x 11' 8" (4.47m x 3.56m)

Feature Fireplace, open fire, double doors to –



**DINING ROOM:**  
10' 0" x 8' 9" (3.05m x 2.67m)



**KITCHEN:**  
10' 3" x 8' 7" (3.12m x 2.62m)

High and Low Level units, inset sink, 4 ring hob, electric oven, Recess Fridge Freezer, plumbed washing machine.



**FIRST FLOOR**

**BEDROOM (1):**  
13' 4" x 10' 3" (4.06m x 3.12m)



**BEDROOM (2):**  
11' 7" x 10' 2" (3.53m x 3.1m)



**BEDROOM (3):**  
8' 3" x 7' 4" (2.51m x 2.24m)



**BATHROOM:**  
White suite, panelled bath, mixer taps, telephone hand shower, low flush WC, pedestal wash hand basin.



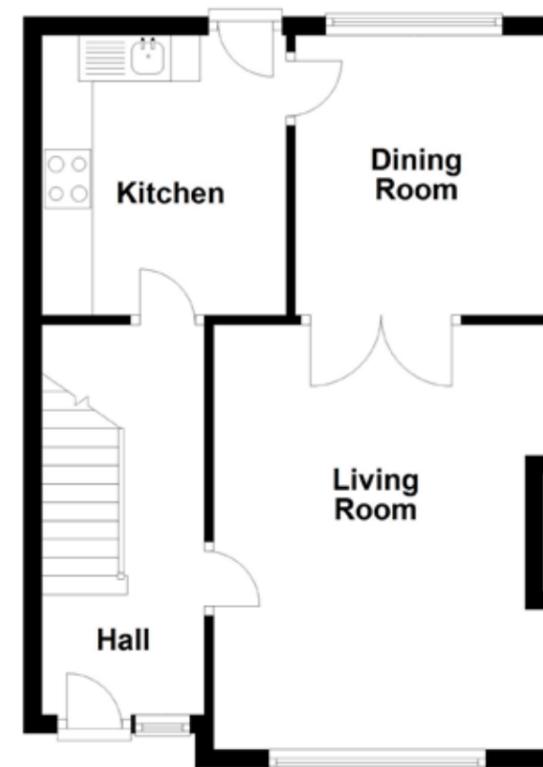
**LANDING:**  
Cupboard with Gas Boiler, access roofspace.



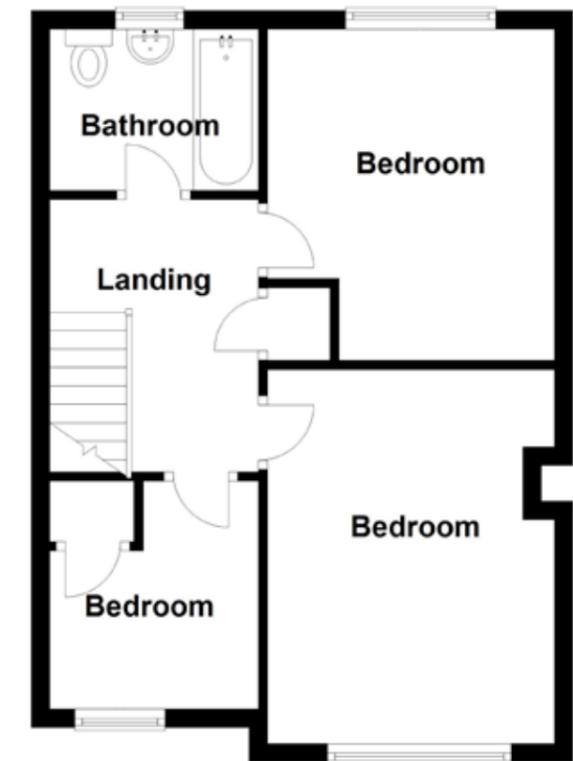
**OUTSIDE**  
Gardens to rear in lawns, driveway parking.



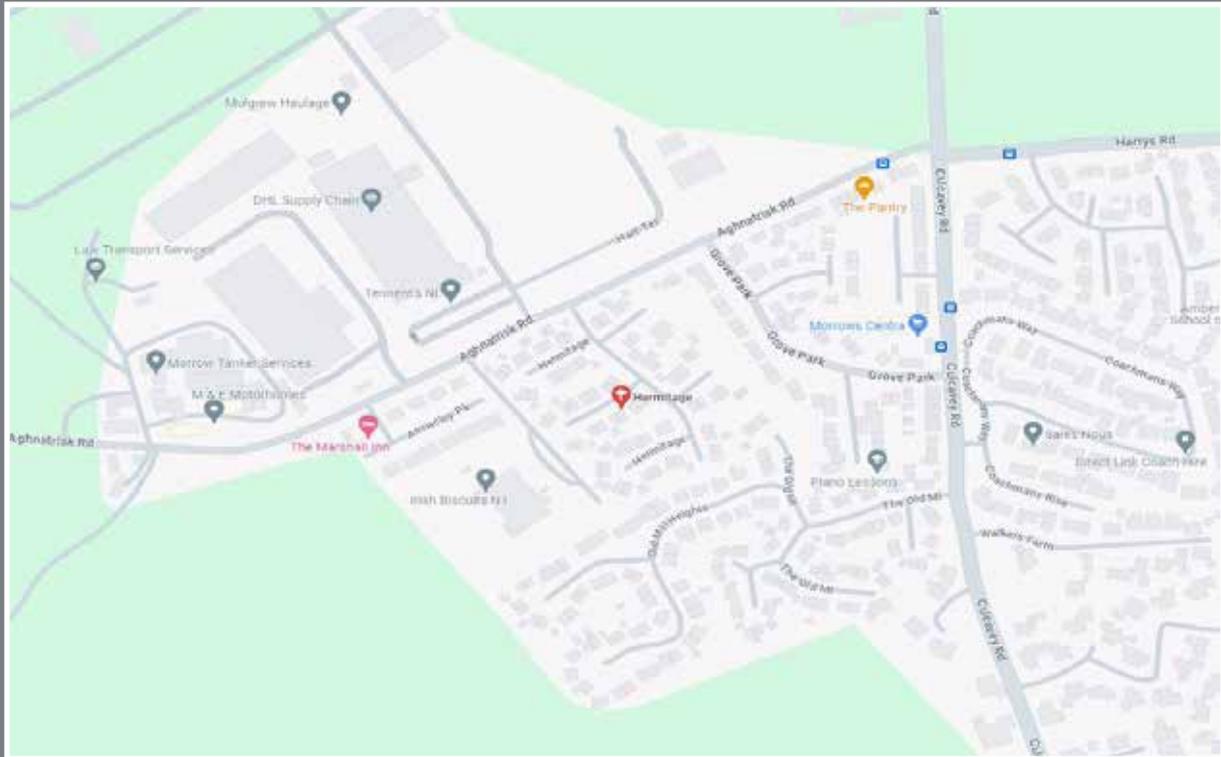
**Ground Floor**



**First Floor**



# 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](http://www.simonbrien.com)

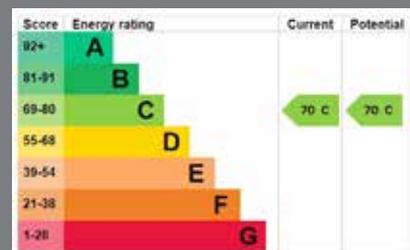


## Lettings Department

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/B/24/SD



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