



47C CARNREAGH, HILLSBOROUGH, BT26 6LJ

- A Most Impressive And Substantial Detached Residence Occupying A Pleasant Setting Close To Hillsborough Village And Sprucefield
- Spacious And Adaptable Family Accommodation To Include Ground Floor Self Contained Apartment/Granny Flat
- Entrance Porch And Hall With Marble Effect Ceramic Tied Floor
- Self Contained Ground Floor Apartment With One Bedroom, Shower Room And Open Plan Lounge/Kitchen
- Lounge With Panoramic Views
- Spacious And Luxury Fitted Kitchen/Dining Area And Open Plan Family Room With Multi Fuel Stove
- Spacious Utility Room
- Optional 4 or 5 Bedroom Layout Plus Apartment (See Floorplans)

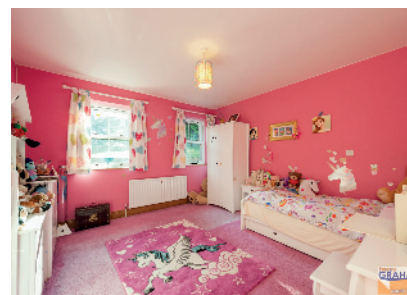
PRICE: OFFERS IN THE REGION OF £599,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C79

REF:GN240919HG

- Spacious Master Bedroom With Adjoining Dressing Room And Luxury Bathroom En Suite With Tulip Bath And Large Quadrant Shower Cubicle
- Luxury Bathroom With Bath And Large Quadrant Shower Cubicle
- Additional Shower Room With Access To Bedroom 2
- Integral Large Garage With Remote Control Door And Adjoining WC
- Spacious Patio Area And Rear Garden With South Westerly And private Aspects
- Oil Fired Central Heating System With Pressurised Hot Water And Solar Panels For Hot Water System / Excellent C79 Energy Rating
- Golden Oak PVC Double Glazing With White PVC Finish Inside / PVC Fascias And Soffits
- A Well Appointed And Spacious Family Home, Viewing Is Highly Recommended



ACCOMMODATION Measurements are approximate

ENTRANCE PORCH: PVC double glazed entrance door and side panels. Marble effect ceramic tiled floor.

ENTRANCE HALL: Marble effect ceramic tiled floor. Staircase with spindled balustrade. Storage under stairs. Access to integral large garage. Hotpress with Warmflow pressurised hot water system.

BEDROOM (3): 11' 10" x 12' 8" (3.61m x 3.87m)

BEDROOM (4): 13' 9" x 12' 10" (4.19m x 3.92m)

BEDROOM 5 OR STUDY: 12' 8" x 6' 10" (3.85m x 2.09m)
Oak laminated timber floor.

LUXURY BATHROOM: White suite. Panelled bath with centre mount mixer tap. Large quadrant shower cubicle with thermostatic shower. Vanity unit with wash hand basin with mixer tap and tiled splashback and cabinet above. Close couple low flush wc. Chrome finish heated towel rail. Glass block wall feature.



SELF CONTAINED APARTMENT:

OPEN PLAN LOUNGE/KITCHEN/DINING AREA:
19' 0" x 10' 8" (5.80m x 3.26m)

Kitchen with high and low level units. Inset single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Extractor hood in stainless steel and glass canopy. Oak laminated timber floor. PVC double glazed double doors to front and driveway.

BEDROOM: 12' 8" x 10' 8" (3.85m x 3.26m)



SHOWER ROOM EN SUITE: Large quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Chrome finish heated towel rail.

FIRST FLOOR

LOUNGE: 20' 7" x 10' 9" (6.28m x 3.28m)

Panoramic views over surrounding countryside and Lagan Valley. Glazed double doors leading to hall.

SPACIOUS AND LUXURY FITTED OPEN PLAN KITCHEN/DINING AREA AND FAMILY ROOM: 22' 4" x 19' 8" (6.81m x 6.00m)

Excellent range of high and low level units and island unit with granite work surfaces. Franke bowl and a half stainless steel sink unit with swan neck mixer tap. Rangemaster range style cooker with five gas hobs and electric hotplate. Extractor canopy. Glazed cabinets. Feature exposed pine roof timbers and beams. Panoramic views over surrounding countryside and Lagan Valley. PVC double glazed double doors to balconette. Part tiled walls. Integrated dishwasher. PVC double glazed double doors leading to spacious patio and rear garden. Open plan to family room and dining area. Multi-fuel stove on slate hearth with brick surround and solid pine mantel. Ceramic tiled floor.

SPACIOUS UTILITY ROOM: 22' 5" x 8' 5" (6.84m x 2.56m)

Excellent range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit. Ceramic tiled floor. Plumbed for washing machine. PVC double glazed back door.

MASTER BEDROOM: 17' 0" x 13' 9" (5.17m x 4.20m)

Recessed spotlights. Spacious walk in wardrobe with range of fitted units.

SPACIOUS AND LUXURY BATHROOM EN SUITE: Tulip bath tub on chrome feet with centre mount mixer tap. Large shower cubicle with thermostatic shower and drencher head. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Chrome finish heated towel rail.

BEDROOM (2): 15' 10" x 10' 1" (4.82m x 3.08m)

Oak laminated timber floor. Access door to shower room.

SHOWER ROOM: Large quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor.



OUTSIDE

Parking area to front and gardens to front, side and rear laid in lawns. Spacious paved patio area with South Westerly and private aspects. Please note, access to the property is via shared lane.

INTEGRAL LARGE GARAGE: 21' 7" x 19' 7" (6.58m x 5.96m)

Measurement taken to widest points. Remote control roller shutter door. Grant Vortex condensing type boiler. Range of high and low level units with round edge work surfaces. Adjoining cloakroom with low flush wc and wash hand basin. Tiled floor.

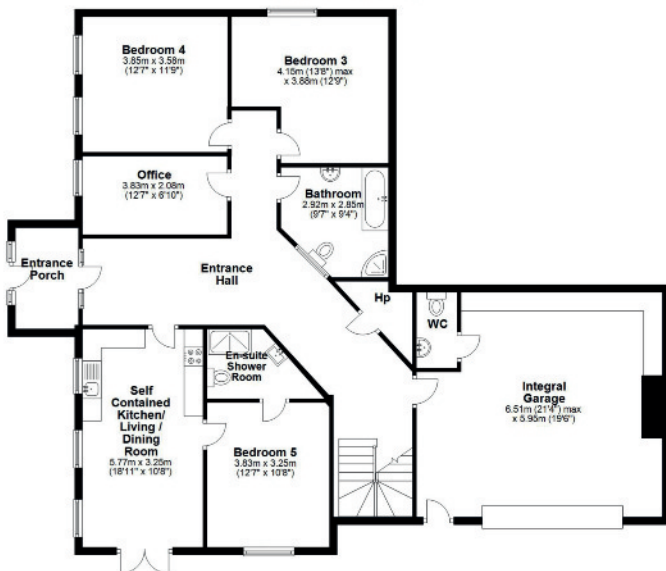
DIRECTIONS: From Hillsborough proceed along Carnreagh, at sign for Dunhill Cottage B&B turn into lane, number 47c is at the end on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

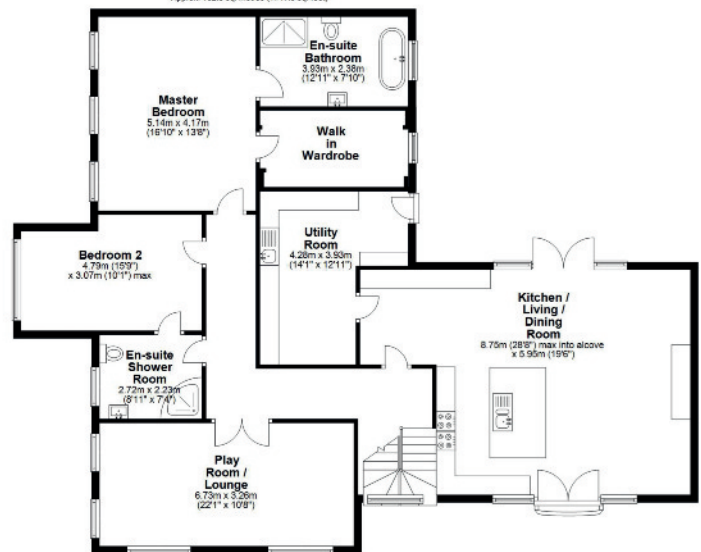


Very energy efficient - lower running costs	Current	Potential
A 92 plus		
B 81-91		
C 69-80	79	80
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Ground Floor
Approx. 161.2 sq. metres (1735.6 sq. feet)



First Floor
Approx. 162.3 sq. metres (1747.3 sq. feet)



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