



**49 GOVERNORS GATE DEMESNE,  
ROYAL HILLSBOROUGH, BT26 6TU**

- A Most Impressive And Exceptionally Well Presented Six Bedroom Detached Property Situated Within This Highly Desirable Residential Location Convenient To Royal Hillsborough Village Extending To Approximately 2,500 Square Feet To Include Detached Garage
- Recently Built Approximately Two Years Ago And In Nearly New Condition
- Entrance Hall With PVC Composite Panelled Entrance Door
- Spacious Lounge With Impressive Fireplace With Log Effect Gas Fire/Open Plan Family Room
- Luxury Kitchen/Dining Area With Integrated Appliances / Utility Room / Cloakroom With Low Flush Suite
- Six Bedrooms (Two With Luxury Shower Room En Suite)
- Luxury Bathroom With White Suite Including Shower Enclosure And Free Standing Bath Tub / Floored Roofspace Storage With Light

**PRICE: OFFERS IN THE REGION OF £595,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B82**

**REF: DL230224SR**

- Front Garden Laid In Lawn With Pavior Brick Set Path To Entrance Door And Gated Entrance Plus Tarmac Driveway
  - Private Rear Garden Laid In Lawn With Pavior Brick Set Patio Area Plus Raised Pavior Brick Set Patio Area
  - Detached Garage With Up And Over Door Plus PVC Double Glazed Double Entrance Door
  - Oil Fired Central Heating System With Condensing Type Boiler / Alarm System
  - PVC Double Glazed Windows And External Doors
  - Excellent B82 Energy Rating For Lower Running Costs
- ACCOMMODATION** Measurements are approximate

### ENTRANCE HALL:

PVC composite panelled entrance door with double glazed side panels and fanlight window. Storage under stairs.



### LOUNGE:

**23' 0" x 11' 8" (7.00m x 3.55m)**

Fireplace with log effect gas fire. PVC double glazed double doors to rear patio area and garden.



### OPEN PLAN FAMILY ROOM:

**11' 9" x 11' 5" (3.57m x 3.47m)**

Open plan to kitchen/dining area.



### LUXURY KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

**17' 9" x 11' 11" (5.41m x 3.62m)**

Range of high and low level units. Quartz work tops. Integrated double oven. Integrated hob. Extractor unit in black stainless steel canopy. Integrated dishwasher. Bowl and a half quartz drainer stainless steel sink unit with mono style mixer tap. Space for American fridge freezer. Centre island unit with dining bar. Tiled floor. PVC double glazed double doors to rear patio area and garden. Open plan to family room.



### UTILITY ROOM:

**7' 5" x 6' 7" (2.26m x 2.00m)**

Range of high and low level units. Granite work tops. Stainless steel sink unit with mono style swan neck mixer tap. Plumbed for washing machine. Tiled floor. PVC double glazed door to rear patio area and garden.



### CLOAKROOM:

Low flush suite. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Close couple low flush wc. Tiled floor.



## FIRST FLOOR

**BEDROOM (1):**  
14' 7" x 11' 11" (4.45m x 3.62m)

**LUXURY SHOWER ROOM EN SUITE:**  
Shower cubicle with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Concealed low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Under floor heating.



**BEDROOM (2):**  
12' 4" x 12' 0" (3.75m x 3.66m)

**BEDROOM (3):**  
12' 0" x 10' 4" (3.66m x 3.16m)

**BEDROOM (4):**  
11' 8" x 9' 0" (3.56m x 2.74m)



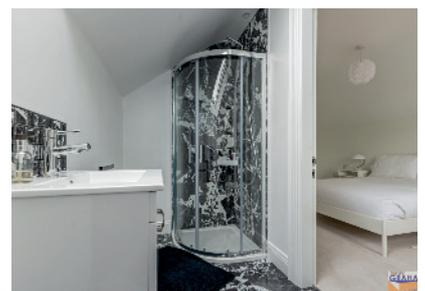
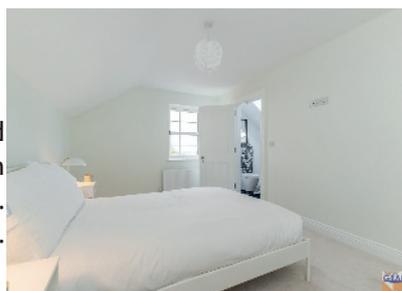
**LUXURY BATHROOM:**  
Shower enclosure with thermostatic shower and drencher head. Free standing bath tub with centre mount mixer tap. Large wash hand basin with mono style mixer tap. Concealed low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Under floor heating.



## SECOND FLOOR

**BEDROOM (5):**  
15' 3" x 9' 6" (4.66m x 2.90m)

**LUXURY SHOWER ROOM EN SUITE:**  
Shower cubicle with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Concealed flush wc. Part tiled walls. Tiled floor. Roof window. Recessed spotlights.



**BEDROOM (6):**  
14' 3" x 12' 1" (4.35m x 3.69m)  
Two roof windows. Separate store on landing.

**ROOFSPACE STORAGE:**  
Floored. Light.

## DIRECTIONS

From Ballynahinch Road turn into Governors Gate. Follow the road until you get to the T junction. Turn right onto Governors Gate Demesne. Number 49 is on the left.



## OUTSIDE

Front garden laid in lawn with pavior brick set path to entrance door. Gated entrance. Tarmac driveway. Private rear garden laid in lawn with pavior brick set patio area. Raised pavior brick set patio area. Bunded PVC oil storage tank. Tarmac parking area with gates. Outside tap and light.

## DETACHED GARAGE: 21' 6" x 10' 9" (6.55m x 3.28m)

Up and over door. Light and power. Condensing type oil fired boiler. PVC double glazed double entrance door.

**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2023 to March 2024 £2,635.29

**SERVICE CHARGE:** A service charge of £94.55 for six months (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

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



### 49 Governors Gate Demesne

Approximate Gross Internal Area  
(Excluding Eaves) 209.5 sq m / 2255 sq ft  
Garage = 21.9 sq m / 236 sq ft  
Total = 231.4 sq m / 2491 sq ft

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



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.usketch.com © (ID1051005)

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