



3 RIVERDALE, ANAHILT, ROYAL HILLSBOROUGH, BT26 6DH



- A Detached Property Occupying a Spacious And Prime End Cul De Sac Setting Within This Popular Residential Location Convenient To Both Royal Hillsborough And Lisburn
- Well Appointed Family Accommodation Extending To Approximately 2,600 Square Feet To Include Detached Garage
- Entrance Hall With PVC Composite Double Glazed Entrance Door
- Lounge With Bay Window And Decorative Wooden And Granite Fireplace With Open Fire
- Dining Room / Separate Family Room With Decorative Wooden And Tiled Fire Surround With Electric Fire
- Conservatory With PVC Double Glazed Door To Rear Patio Area And Garden
- Kitchen/Dining Area With Integrated Oven And Hob
- Four Bedrooms (One With Tiled Shower Room En Suite And Built In Robes)

PRICE: OFFERS IN THE REGION OF £270,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D56

REF: DL010324SR

- Tiled Bathroom With Coloured Suite
- Shower Room With Large Shower Cubicle And Thermostatic Shower
- Floored Roofspace Storage With Light
- Front Garden Laid In Lawn Pleasant Outlook And Tarmac Driveway
- Enclosed Spacious And Private Rear Garden Laid In Lawn With Paved Patio Area
- Detached Garage With Electric Roller Shutter Door
- Oil Fired Central Heating System With Condensing Type Firebird Boiler
- PVC Fascias And Soffits / PVC Double Glazed Windows And External Doors

ACCOMMODATION Measurements are approximate

OPEN PORCH AREA

ENTRANCE HALL:

Mahogany effect PVC composite double glazed side panel. Storage under stairs.

LOUNGE:

17' 4" x 15' 1" (5.29m x 4.59m)

Measurements taken into bay window. Decorative wooden and granite fireplace with open fire. Glazed double doors through to dining room.



DINING ROOM:

12' 10" x 10' 9" (3.91m x 3.27m)

FAMILY ROOM:

13' 1" x 12' 5" (3.99m x 3.79m)

Decorative wooden and tiled fire surround with coal effect electric fire. Sliding patio door to conservatory.

CONSERVATORY:

13' 5" x 9' 8" (4.08m x 2.95m)

Measurements taken to widest points. PVC double glazed door to rear patio area and garden. Tiled floor.

KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

13' 0" x 12' 10" (3.96m x 3.90m)

Range of high and low level units. Wood grain effect round edge work surfaces. Integrated double oven. Integrated hob. Extractor unit. Bowl and a half single drainer stainless steel sink unit with mixer tap and filter tap. Plumbed for washing machine. Plumbed for dishwasher. Part tiled walls. Tiled floor. Mahogany effect PVC composite double glazed door to rear patio area and garden.



BEDROOM (1):
12' 10" x 10' 9" (3.90m x 3.28m)

Measurements to include built in robes with sliding mirror door and fitted interior.

TILED SHOWER ROOM EN SUITE:

Shower area with thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor.



BEDROOM (2):
10' 9" x 9' 9" (3.28m x 2.97m)

Measurements taken to widest points.

TILED BATHROOM:

Coloured suite. Tile enclosed sunken bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Hotpress.



FIRST FLOOR

BEDROOM (3):
19' 8" x 12' 1" (5.99m x 3.69m)

Measurements taken to widest points. Built in robes within eaves with fitted interior. Under eave storage. Roof window.



BEDROOM (4):
17' 2" x 11' 10" (5.22m x 3.60m)

Built in robes within eaves with fitted interior. Under eave storage. Roof window.



SHOWER ROOM:

Large shower cubicle with bi-folding door and thermostatic shower. Vanity unit with work surface and wash hand basin. Close couple low flush wc. Part tiled walls. Tiled floor. Separate eaves storage on landing.



ROOFSPACE STORAGE:

Floored. Light.

TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £1,589.54



OUTSIDE

Prime end cul de sac setting. Front garden laid in lawn with pleasant outlook. Tarmac driveway. Flowerbeds with shrubbery. Tarmac path to open porch area. Enclosed spacious and private rear garden laid in lawn with paved patio area. Separate paved patio area. Raised flowerbed with mature trees and shrubbery. Outside tap and light. Oil storage tank.

DETACHED GARAGE:

18' 1" x 17' 1" (5.51m x 5.20m)

Electric roller shutter door. Light and power. Condensing type Firebird oil fired boiler. Mahogany effect PVC composite double glazed entrance door.

DIRECTIONS

From Ballynahinch Road turn onto Magheraconluce Road. Turn left into Riverdale. Take the first left into the cul de sac. Number 3 is at the end on the right.

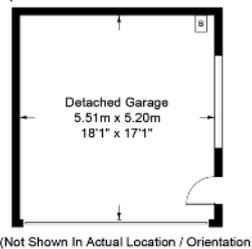
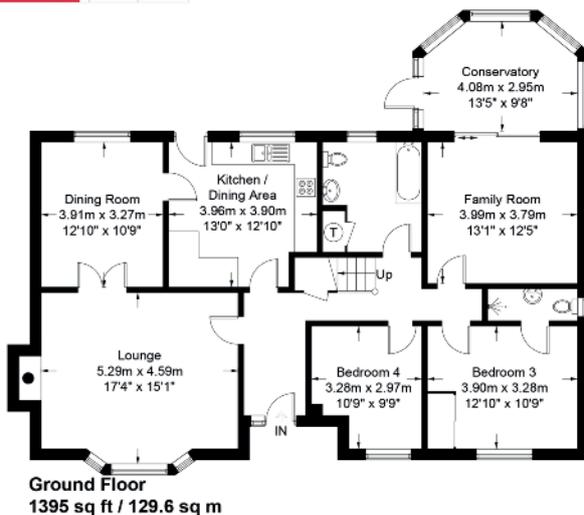
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



3 Riverdale

Approximate Gross Internal Area (Including Eaves)
 Ground Floor = 129.6 sq m / 1395 sq ft
 First Floor = 85.8 sq m / 923 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 244.0 sq m / 2626 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	60 D
39-54	E		
21-38	F		
1-20	G		



(Not Shown In Actual Location / Orientation)

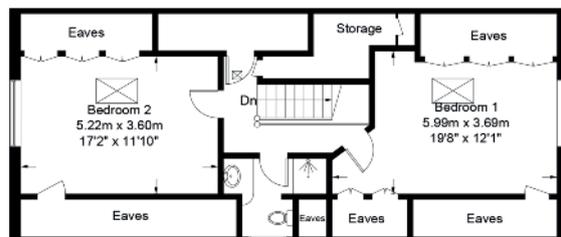


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