



# 9 MONUMENT ROAD, ROYAL HILLSBOROUGH, BT26 6HT



- A Well Accommodated Detached Residence Occupying A Spacious Setting Within This Prime Semi Rural Location Convenient To Both Royal Hillsborough Village And A1 Dual Carriageway Extending To Approximately 2,236 Square Feet To Include Garage
- Entrance Porch With Sliding Glazed Entrance Door And Tiled Floor / Entrance Hall With Glazed Entrance Door
- Spacious Lounge With Impressive Marble And Granite Fireplace With Coal Effect Gas Fire
- Open Plan Dining Area / Kitchen With Integrated Oven And Hob
- Dining/Living Area With PVC Double Glazed Double Doors To Rear Patio Garden
- Utility Room / Shower Room With Mira Sport Electric Shower
- Five Bedrooms (Two On First Floor Converted Roofspace With Reduced Head Height)

**PRICE: OFFERS IN THE REGION OF £350,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING F32**

**REF: DL010324SR**

- Tiled Bathroom With White Suite Including Quadrant Shower Cubicle With Thermostatic Shower
  - Part Floored Roofspace Storage With Light
  - Front Garden Laid In Lawn With Pavior Brick Set Parking Area Plus Pavior Brick Set Driveway Leading To Side And Rear Of Property / Paved Patio Area To Front
  - Rear Patio Garden Laid In Paving With Raised Garden Laid In Lawn / Private Aspect
  - Integral Garage With Up And Over Door And Store
  - Oil Fired Central Heating System
  - Part PVC Double Glazed Windows
- ACCOMMODATION** Measurements are approximate

**ENTRANCE PORCH:**

Sliding glazed entrance door. Tiled floor.

**ENTRANCE HALL:**

Glazed entrance door with glazed side panel. Large hotpress.

**LOUNGE:**

**17' 11" x 11' 11" (5.47m x 3.63m)**

Marble and granite fireplace with coal effect gas fire.

**DINING AREA:**

**11' 3" x 8' 10" (3.43m x 2.70m)**

Open plan to entrance hall.

**KITCHEN WITH INTEGRATED OVEN AND HOB:**

**11' 8" x 8' 11" (3.55m x 2.71m)**

Range of high and low level units. Granite 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. Dining bar. Part tiled walls. Composite tiled floor. Spotlights. Open plan to dining/living area.

**DINING/LIVING AREA:**

**18' 8" x 9' 8" (5.69m x 2.94m)**

Measurements taken to widest points. PVC double glazed double doors to rear patio garden. Open plan to kitchen.

**UTILITY ROOM:**

**6' 4" x 5' 6" (1.93m x 1.67m)**

Round edge work surface. Plumbed for washing machine. Space for tumble dryer. Part tiled walls. Composite tiled floor. Door to side.



**SHOWER ROOM:**

Shower cubicle with bi-folding door and Mira Sport electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Storage cupboard. Spotlights.



**BEDROOM (1):**  
**12' 1" x 11' 11" (3.68m x 3.64m)**

Measurements taken to widest points.



**BEDROOM (2):**  
**12' 1" x 9' 11" (3.69m x 3.03m)**

Measurements taken to widest points. Built in storage.



**BEDROOM (3):**  
**10' 0" x 7' 11" (3.05m x 2.41m)**

Built in storage.



**TILED BATHROOM:**

White suite. Quadrant shower cubicle with thermostatic shower. Panelled bath with centre mount mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor.



**FIRST FLOOR CONVERTED ROOFSPACE (REDUCED HEAD HEIGHT)**

**LANDING:**

Built in robes within eaves with fitted interior. Access to floored roofspace storage.

**BEDROOM (4):**  
**14' 4" x 9' 8" (4.36m x 2.95m)**

Measurements taken into sloping ceilings and to include built in robes within eaves with fitted interior. Velux roof window.



**BEDROOM (5):**  
**10' 2" x 9' 8" (3.11m x 2.94m)**

Measurements taken into sloping ceilings. Under eaves storage.



**ROOFSPACE STORAGE:**

Part floored. Light.

## OUTSIDE

Front garden laid in lawn with pavior brick set parking area. Pavior brick set driveway leading to side and rear of property. Flowerbeds with mature trees and shrubbery. Paved patio area to front. Rear patio garden laid in paving. Raised garden laid in lawn. Private Aspect. Outside tap and light.

## INTEGRAL GARAGE:

**26' 4" x 11' 10" (8.03m x 3.61m)**

Measurements to include store. Up and over door. Oil fired boiler. Light and power. Door to side.

**TENURE:** We have been advised the tenure for this property is leasehold and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2023 to March 2024 £1,882.35

**DIRECTIONS:** From Dromore Road turn onto Monument Road. Number 9 is 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.



Total = 207.8 sq m / 2236 sq ft  
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		39 E
21-38	F	32 F	
1-20	G		

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