



## 8 Combermere, Hillsborough

**£314,950** Leasehold

A lovely detached family home located in a cul de sac location within walking distance of the popular village of Hillsborough.

Detached family home | Cul de sac location | 3 reception | 3 Bedrooms | Kitchen/dining | Integral garage | Private rear garden | Oil fired central heating | PVC Double Glazing | Intruder alarm system | Chain free |

**028 9266 3396**

admin@falloonestateagents.com





A lovely detached family home located in a cul de sac location within walking distance of the popular village of Hillsborough.

The village offers superb amenities including a host of renowned restaurants, bars, shops, the picturesque forest park, Hillsborough Castle, and the well respected Downshire Primary school for younger children. For those commuting the A1 dual carriageway is close by offering great accessibility to Lisburn, Belfast or south bound towards Newry and Dublin, by car and bus.

The accommodation in No. 8 comprises entrance hall, lounge with vaulted ceiling, family room, conservatory, kitchen with dining area, utility room, three bedrooms and bathroom. Integral garage.

Outside there are gardens to the front, side and rear mostly laid in lawn with mature shrub beds.

The property benefits from oil fired central heating, PVC double glazed windows and PVC fascia.

This is a chain free sale and we recommend early viewing by appointment.

Tenure: Leasehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains

## GROUND FLOOR :

### Entrance porch

Covered porch. Tiled step.

### Entrance hall

Hardwood entrance door with glazed side panel. Wooden flooring. Open tread stairs to first floor. Alarm panel. Double panelled radiator.

### Lounge

w: 4.31m x l: 5.73m (w: 14' 2" x l: 18' 10")

Fireplace with mahogany surround. Marble and granite inset and hearth. Open fire. Bow window. Vaulted ceiling with minstrel gallery. 2 wall light points. 2 double panelled radiators.

Glazed double doors to family room.

### Family room

w: 3.27m x l: 3.49m (w: 10' 9" x l: 11' 5")

Wooden flooring. Cornice. Double panelled radiator.

Sliding door to conservatory.

### Conservatory

w: 2.7m x l: 2.9m (w: 8' 10" x l: 9' 6")

PVC double glazed conservatory. Tiled floor. Doors to rear garden. (max dimensions)

### Kitchen/dining

w: 3.47m x l: 4.53m (w: 11' 5" x l: 14' 10")

Range of high and low level units. 1.5 bowl sink unit, mixer tap. Electric hob with extractor over. Double electric oven. Space for under unit fridge. Plumbed for dishwasher. Wall and floor tiling. Double panelled radiator.

### Utility Room

w: 1.66m x l: 3.46m (w: 5' 5" x l: 11' 4")



Range of units. Stainless steel sink unit, mixer tap. Plumbed for washing machine. Space for tumble dryer. Wall and floor tiling. Door to rear garden. Door to garage.

**FIRST FLOOR:**

**Landing**

Minstrel style gallery to living room. Single panelled radiator.

**Bedroom 1**

w: 3.47m x l: 3.53m (w: 11' 5" x l: 11' 7")

Range of wardrobes with mirror fronted sliding doors. Double panelled radiator.

**Bedroom 2**

w: 2.69m x l: 3.51m (w: 8' 10" x l: 11' 6")

Wooden flooring. Double built in wardrobe. Single panelled radiator.

**Bedroom 3**

w: 2.48m x l: 2.64m (w: 8' 2" x l: 8' 8")

Single panelled radiator.

**Bathroom**

Panelled bath. Shower cubicle with thermostatic shower. Wash hand basin on vanity. Low flush WC. Wall tiling. Double panelled radiator. Panelled ceiling.

Hot press with copper cylinder and immersion heater.

Roofspace hatch.

**Outside**

Double width tarmac driveway. Front and side garden in lawn with shrub beds and specimen trees. Paved paths. Gates to the rear garden at both sides.

Enclosed rear garden laid in lawn. Paved paths and patio.

Gate to paved utility area. 2 sheds. Oil storage tank. Bin storage area.

**Integral garage**

w: 3.42m x l: 5.36m (w: 11' 3" x l: 17' 7")

Up and over door. Light and power. Oil fired boiler.

**Required info under Trading Standards Guidance**

**TENURE**

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

**RATES PAYABLE**

Details from the LPSNI website - estimated domestic rates bill £1653.00





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.