



## 29 Ashvale Drive, Hillsborough

**Offers Over £265,000** Leasehold

A fantastic opportunity to buy a lovely 4 bedroom semi detached home on a corner site within this mature residential area off the Ballynahinch Road in Hillsborough.

Semi detached house | 4 Bedrooms | Lounge | Kitchen/dining | Shower Room | Detached Garage | Gas heating | PVC Double Glazing | Modern decor | Gardens | Corner site |

**028 9266 3396**

[admin@falloonestateagents.com](mailto:admin@falloonestateagents.com)

**FALLOON**  
Estate Agents

The village of Hillsborough offers unparalleled 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.

Recently refurbished by the current owners this stunning home offers well-proportioned accommodation and briefly comprises, on the ground floor, entrance hall, lounge with feature log burning stove, open to kitchen and dining area giving that much sought after open plan feel. On the first floor there are 4 bedrooms and a fully modernised shower room.

Outside there are gardens to the front with border hedging, and an enclosed side and rear in lawn with large paved patio and various shrub and flower beds, and gate to driveway parking. There is a detached garage with utility area.

No. 29 offers gas central heating, PVC double glazing and is completed with a modern decor throughout.

Offering walking distance to the village centre and forest park we anticipate high demand for this one - don't miss out - book your viewing now!

Tenure: Leasehold

Parking options: Driveway, Garage

Garden details: Private Garden

## GROUND FLOOR :

### Entrance hall

Triple locking composite front door with glazed insets. Double panelled radiator. Understairs storage cupboard with gas boiler. Tiled floor.

### Lounge

w: 3.86m x l: 4.73m (w: 12' 8" x l: 15' 6")

Spacious lounge with feature log burning stove, slate hearth and floating beam mantle. Laminate flooring. Double panelled radiator.

Arch to kitchen/dining.

### Kitchen/dining

w: 3.43m x l: 6.85m (w: 11' 3" x l: 22' 6")

Excellent range of shaker style units. Inset ceramic sink with mixer tap. 'Neff' 5 ring gas hob with glass and stainless steel extractor over and tiled splashback. 'Neff' oven. Integrated fridge/freezer. Integrated larder cupboard. Integrated dishwasher. Laminate flooring. Spot lights.

Dining area with feature wall panelling. Double panelled radiator. Patio doors to rear garden.

## FIRST FLOOR:

### Landing

Hot press with radiator.

### Bedroom 1

w: 2.97m x l: 3.9m (w: 9' 9" x l: 12' 10")

Feature wall panelling. Window shutters. Double panelled radiator.

### Bedroom 2

w: 2.58m x l: 3.42m (w: 8' 6" x l: 11' 3")

Double panelled radiator.

### Bedroom 3



w: 2.87m x l: 3.77m (w: 9' 5" x l: 12' 4")  
Window shutters. Double panelled radiator.

#### Bedroom 4

w: 2.07m x l: 3.43m (w: 6' 9" x l: 11' 3")  
Window shutters. Double panelled radiator.

#### Shower Room

Modern corner shower with dual rainhead and hand held fittings. Wash hand basin on vanity unit, mixer tap. Low flush WC. Chrome towel radiator. Part tiled walls. Tiled floor. Spot lights. Extractor fan.

#### Outside

Front garden laid in lawn. Paved paths. Boundary planted with beech hedging.

Enclosed paved rear patio and side garden in lawn. Perimeter fencing. Planted beds and borders. Gate to driveway parking.

#### Detached Garage

w: 3m x l: 5.74m (w: 9' 10" x l: 18' 10")  
Up and over door. Light and power. Utility area, plumbed for washing machine. PVC side door.

#### 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

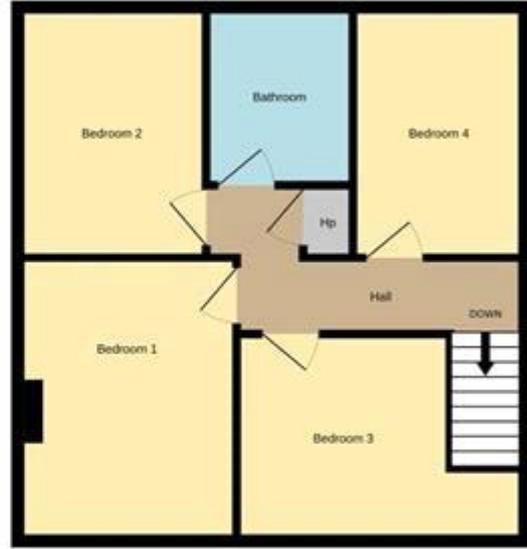
Details from the LPSNI website - estimated rates payable £1364.70



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.  
Made with Metropix 02025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</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/fittings 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.