



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

123 Edentrillick Road | Hillsborough, BT26 6QT
OFFERS AROUND £375,000



Offers Around £375,000
Detached
5 Bedrooms
3 Receptions



Property Features

- Detached Family Home with Excellent Views Across Rolling Countryside
- Well Presented Throughout
- Modern Fully Fitted Kitchen Open to Breakfast Island and Living/Dining Space
- Living Room with Cast Iron Wood Burning Stove
- Large Family Room
- Cloakroom with WC
- Utility Room
- Five Well Proportioned Bedrooms, with Main Incorporating En Suite Shower Room
- Ample Driveway Parking, leading to Detached Double Garage
- Oil Fired Central Heating
- Large Gardens Laid in Lawns with Raised Timber Decked Area Ideal for Outside Entertaining

Accommodation

Ground Floor

Reception Hall

Ground Floor WC

Living Room
15'8" x 12'1"

Family Room
22'8" x 9'10"

Kitchen
17'2" x 13'

Living/Dining Space
19'9" x 12'7"

Utility

First Floor

Landing

Bedroom One With
Ensuite
19'4" x 15'3"

Bedroom Two
15'2" x 12'9"

Bedroom Three
13'6" x 18'2"

Bedroom Four
12'9" x 11'9"

Bedroom Five /Study
8'5" x 8'3"

Bathroom

Outside

Gardens
Approximately $\frac{3}{4}$ of
an acre

Tarmac Sweeping
Driveway

Detached Garage
21'8" x 19'3"

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk

This detached family home occupies an idyllic elevated position with fantastic views across rolling countryside.

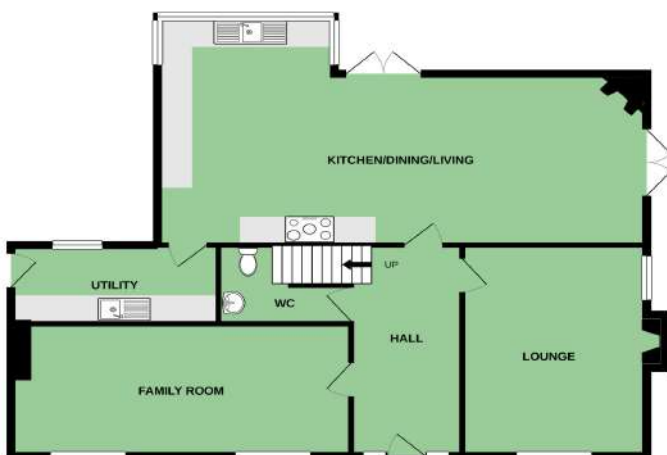
Situated a short distance off the A1 dual carriageway, Edentrillick Road has become recognised locally as a hub of high quality individual properties enjoying that excellent blend of rural convenience, with easy access to Lisburn, Belfast, Newry, Dublin, local airports and beyond, and with all the local amenities of the beautiful village of Hillsborough on your doorstep.

Internally the property has been well maintained and offers ample family accommodation with three reception rooms and five double bedrooms with main bedroom in incorporating en-suite. Externally the generous gardens are laid in lawns with a raised timber decked area ideal for barbecuing and summer entertaining.

Conveniently located to main arterial routes, and within the catchment area to a range of excellent schools.



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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Directions

Take Exit 7 from the M1, and continue on to the A1 in the direction of Hillsborough. Continue through Hillsborough Village. Turn Left on to Edentrillick Road.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		
	65	67



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