



This attractive, extended, semi detached property certainly has the wow factor!

It has been modernised throughout with tasteful decor, creating a perfect blend of period charm with modern influences.

The lounge has a cosy cast iron, multi fuel burning stove opening onto a spacious dining room with French doors to the rear garden. This leads to a contemporary, seamless kitchen with integrated appliances and built in casual dining and entertaining space.

There is a great sized lawned garden with patio and barbeque area and large detached garage for storage.

Further benefits include private parking to front, gas fired central heating, double glazing and large detached garage.

Offers Around
£219,950

68 Hillsborough Drive,
off Castlereagh Road,
BELFAST,
BT6 9DS

Viewing by
appointment with
& through agent
028 9065 0000

- Beautifully Presented, Extended, Semi Detached Villa
- Renovated and Well Maintained with Stylish Interior Decor
- Lounge with Cast Iron Multi Fuel Burning Stove Open to Dining Room and Modern Kitchen
- Ground Floor W.C and Utility Room
- Three Good Sized Bedrooms
- First Floor Shower Room
- Roofspace with Storage Area
- Gas Fired Central Heating
- uPVC Double Glazing, Soffits, Fascia and Guttering
- Enclosed Front Garden with Parking Area
- Enclosed Rear Garden with Patio and Lawned Areas
- Detached Garage and Covered Storage Area
- Sought After Location for Commuting to Belfast City Centre and to Local Shops and Restaurants in Castlereagh and Cregagh
- Within Close Proximity to an Excellent Range of Primary and Secondary Schools



The Property Comprises:

Ground Floor

ENTRANCE: uPVC double glazed front door, double glazed sidelights and toplights.

ENTRANCE PORCH: Glazed and leaded inner door and sidelights. Ceramic tiled floor.

RECEPTION HALL: Cornice ceiling. Original black and white tiled floor. Walk in cloaks/storage under stairs.



LOUNGE/DINING/KITCHEN: 34' 5" x 20' 10" (10.5m x 6.35m) (L-shaped at widest points).

Lounge: Bay window. Cornice ceiling. Exposed natural brick fireplace and chimney breast, tiled hearth, cast iron multi-fuel burning stove. Built-in display shelving. Open to...

Dining Room: Feature floor to ceiling radiator. uPVC double glazed French doors to rear garden. Open to...



Kitchen: Modern fitted kitchen with excellent range of built-in seamless high and low level units with grip edges, composite stone work surfaces. Inset stainless steel double sink unit, chrome mixer tap. Integrated fridge/freezer. Integrated slimline dishwasher. Pull-out larder cupboard. Stainless steel Electrolux range cooker with five ring gas hob, stainless steel overhead extractor fan. Built in breakfast bar area. Part tiled walls. Chrome low voltage spotlights. Solid oak wooden floor. Glazed inner door to....



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REAR PORCH: Ceramic tiled floor. Chrome low voltage spotlights. uPVC double glazed access door to rear garden.

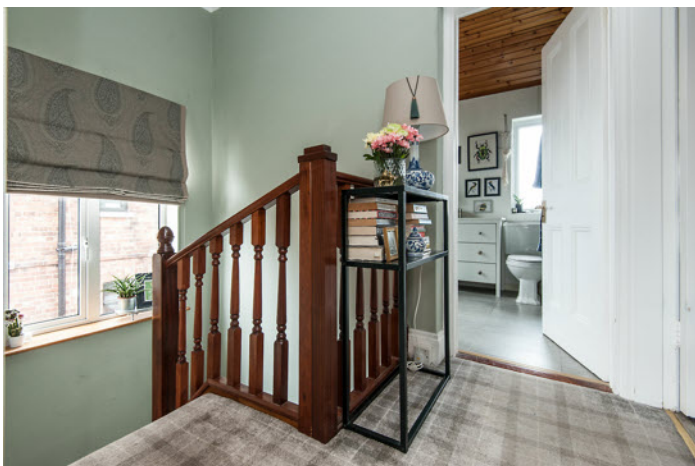
UTILITY AND GROUND FLOOR WC: 6' 11" x 6' 3" (2.12m x 1.9m) White suite comprising; low flush wc. Vanity sink unit, chrome mixer tap, cupboard below. Utility area with built-in high and low level units, laminate work surfaces. Plumbed for washing machine, space for dryer. Fully tiled walls. Ceramic tiled floor.



First Floor

LANDING: Cornice ceiling.

BEDROOM (1): 11' 2" x 10' 3" (3.4m x 3.12m) Cornice ceiling. Grey French oak style laminate wooden flooring. Alcoves for storage.



BEDROOM (2): 10' 4" x 10' 2" (3.16m x 3.09m)

Cornice ceiling. Grey French oak style laminate wooden flooring. Built-in storage cupboard.

BEDROOM (3): 9' 2" x 9' 1" (2.8m x 2.78m) Grey

French oak style laminate wooden flooring.



SHOWER ROOM: 9' 1" x 7' 7" (2.78m x 2.3m) White suite comprising; low flush wc. Victorian style sink unit, chrome antique style mixer taps. Built-in double shower cubicle with chrome thermostatic shower unit. Built-in linen cupboard/storage with Vaillant gas fired boiler. Part tiled walls Ceramic tiled floor. Tongue and groove ceiling. Chrome low voltage spotlights. Hatch to roofspace.



Outside

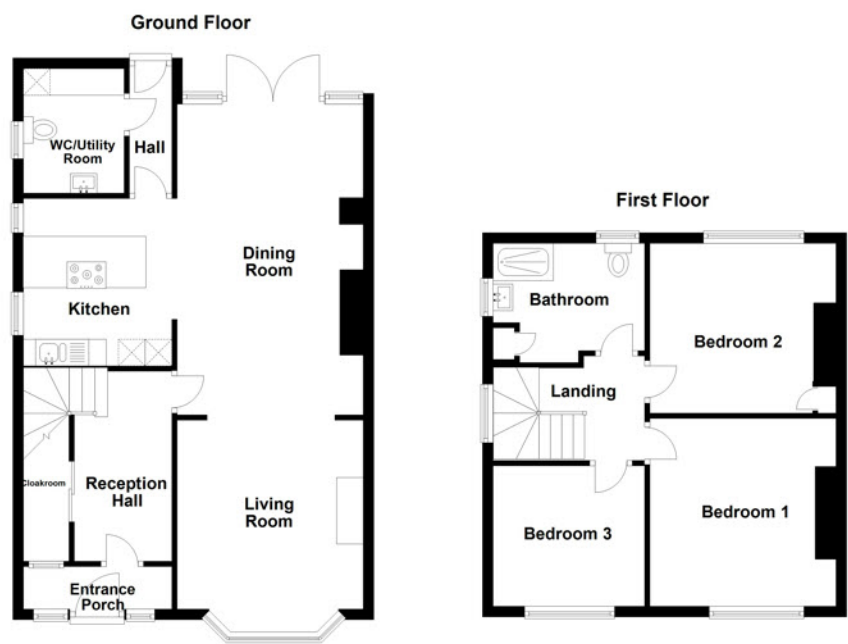
FRONT GARDEN: Enclosed front with private parking area.

ENCLOSED REAR GARDEN: Patio area with built-in bench seating. Lawn and mature trees and shrubs. Outside light and water tap. Covered storage area to rear of garage.

DETACHED GARAGE: 18' 8" x 10' 2" (5.68m x 3.11m) Roller shutter door. Up and over door to rear. Access door to side. Light and power. Overhead storage.



Location:
Travelling along the Castlereagh Road towards Belfast turn left into Hillsborough Drive, before the Tesco superstore on the right. No. 68 is on the right hand side.



This plan is for illustrative purposes only.
Plan produced using PlanUp.

68 Hillsborough Drive, Belfast

Epc Type: Domestic
Current: C69
Potential: C71
EPC Landmark Code: 9804-3466-2729-2022-9113
[Epc Certificate](#)

| | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92-100 | | |
| B 81-91 | | |
| C 69-80 | 69 | 71 |
| D 55-68 | | |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |
| Not energy efficient - higher running costs | | |

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