



We are delighted to bring to the market this well-appointed three bedroom end-townhouse occupying a prime site with views across a private lake in the popular Governors Gate development. The property provides ease of access for the daily commuter to Belfast and Hillsborough Village and is within striking distance of Lisburn City Centre with a range of local amenities including many popular restaurants, pubs, shops and local leading schools.

In short the property provides an entrance hall with downstairs WC, open plan kitchen diner with fitted kitchen and ample space for casual dining, utility room, lounge with views across a private lake, three well-appointed bedrooms, main bedroom with en-suite shower room and a separate family bathroom with white suite.

The property further benefits from double glazing throughout, oil fired central heating, front garden laid in lawns with surrounding hedging, tarmac driveway with off street parking for two cars, outside power sockets and a surrounding patio walkway with private views across the lake area.

Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Over
£350,000

15 Governors Gate
Park,
Hillsborough,
BT26 6FN

Viewing by
appointment with
& through agent
028 9266 1700

- Well Presented Three Bedroom End-Townhouse Positioned in Royal Hillsborough Village
- Occupying a Prime Private Site with Views Across a Private Lake
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and within Walking Distance to Hillsborough Village
- Three Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Spacious Hallway with Downstairs WC
- Separate Front Living Room with Feature Fireplace and Lake Views
- Open Plan Kitchen Diner with Bespoke Fitted Kitchen and Granite Worktops
- Separate Utility Room with Excellent Additional Storage
- Front Garden Laid in Lawns with Patio Walkways and Seating Areas
- Rear Patio Area with Access to Oil Tank and Oil Boiler
- Tarmac Driveway with Off Street Parking for Two Cars
- Oil Fired Central Heating and Double Glazing Throughout
- No Onward Chain
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Hardwood front door to . .

RECEPTION HALL: Tiled floor, dual picture windows with outlook to side, access to electric meter, low voltage recessed spotlighting.

DOWNSTAIRS W.C.: White suite comprising low flush WC with push button, floating wash hand basin with chrome mixer tap and tiled splashback, tiled floor, radiator, heating controls, extractor fan.

LIVING ROOM: 19' 8" x 11' 7" (5.99m x 3.53m) At widest points. Double aspect to front and side, beautiful outlook across private pond area, cornice ceiling, low voltage recessed spotlights, fireplace with carved wooden mantelpiece and surround, gas fire, slate inset and hearth.



KITCHEN/DINER 20' 4" x 10' 2" (6.2m x 3.1m) At widest points. Outlook to rear and front, fully fitted solid wooden kitchen with range of high and low level units, Granite worktops, inset stainless steel single drainer sink unit with chrome mixer tap and side drainer, Granite upstand, space for range cooker, stainless steel extractor fan and splashback, built in fridge, built in dishwasher, tiled floor, ample space for casual dining.



Telephone 028 9266 1700
www.templetonrobinson.com

UTILITY ROOM: 10' 6" x 6' 3" (3.2m x 1.91m) At widest points. Plumbing for washing machine, space for fridge/freezer, additional built in storage cupboard, tiled floor, extractor fan, low voltage recessed spotlights.

First Floor

LANDING: Access hatch to roofspace, hotpress with access to pressurised water cylinder and additional built in shelving.



FAMILY BATHROOM White suite comprising low flush WC with push button, pedestal wash hand basin with chrome mixer tap and tiled splash back, panelled bath with chrome mixer tap, shower with up and over telephone attachment, chrome thermostatic control valve, fully tiled walls and floor, frosted glass window, low voltage recessed spotlights, extractor fan.



BEDROOM (3): 10' 7" x 8' 1" (3.23m x 2.46m) At widest points. Outlook to rear.



BEDROOM (1): 19' 7" x 12' 1" (5.97m x 3.68m) At widest points. Dual aspect to side and front, private outlook across private lake.

ENSUITE SHOWER ROOM: White suite comprising low flush WC with push button, pedestal wash hand basin with chrome mixer tap, corner shower unit with glass bi folding door, shower with chrome thermostatic control valve and telephone attachment, part tiled walls, tiled floor, picture window, low voltage recessed spotlights, extractor fan.



Telephone 028 9266 1700
www.templetonrobinson.com

BEDROOM (2): 11' 9" x 10' 1" (3.58m x 3.07m) At widest points. Outlook to front.

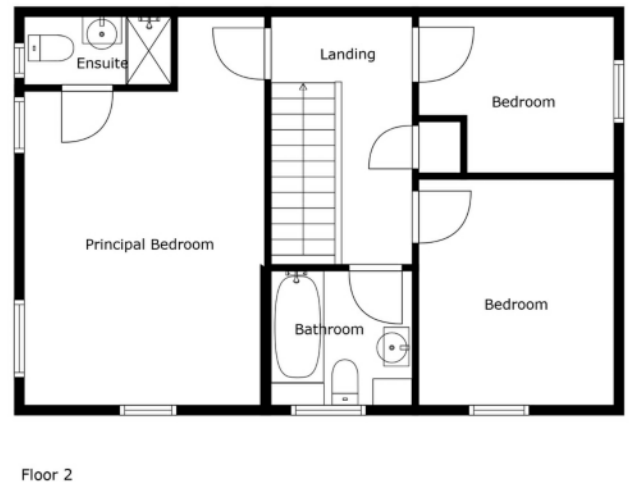
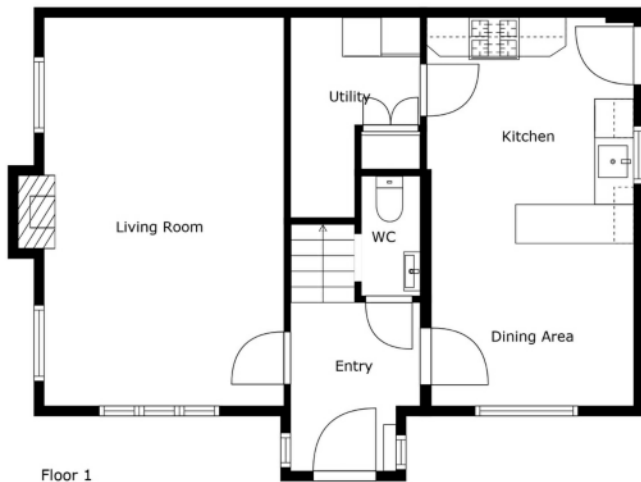


Outside

OUTSIDE Enclosed patio area with tarmac driveway for off-street parking for two cars, access to oil tank and oil boiler, outside power sockets, bin storage.

FRONT Front garden laid in lawns with mature shrubs, trees and hedges, patio surround walkway with pebbles, seating area with outlook over private lake.



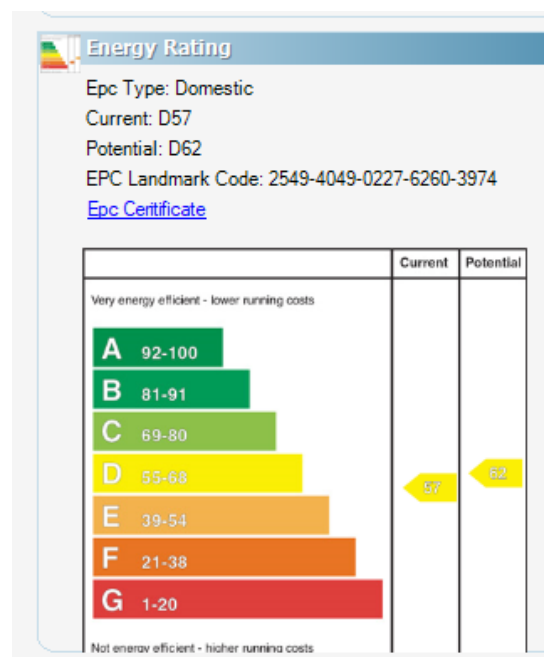


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Governors Gate is located off the Ballynahinch Road, Hillsborough.

Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.