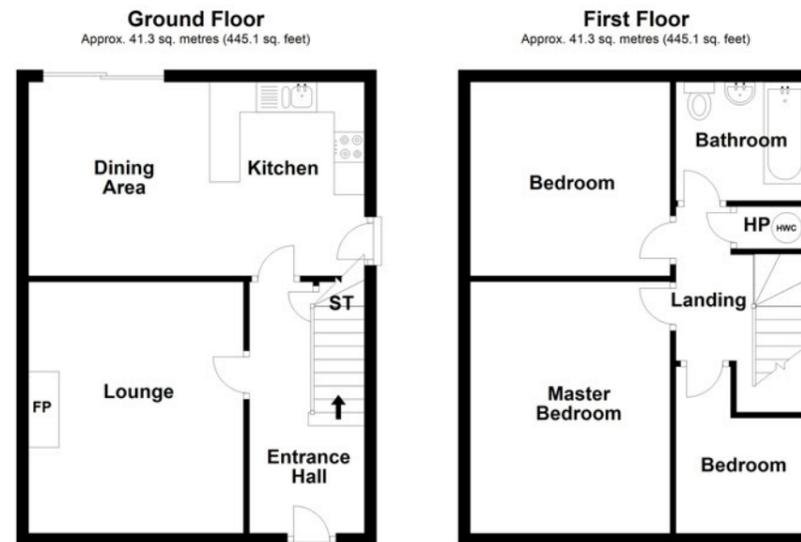


Good sized rear garden in lawns and beds with private paved patio area. Outside tap.

DETACHED GARAGE: 21' 5" x 15' 3" (6.53m x 4.65m) Up and over door, power and light, oil fired boiler, plumbed for washing machine.

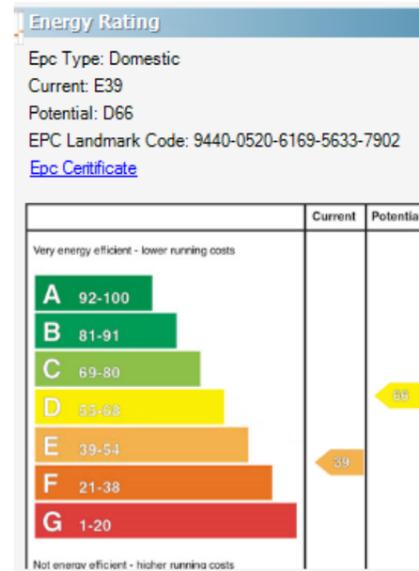
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Total area: approx. 82.7 sq. metres (890.1 sq. feet)

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



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

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This attractive semi detached property is situated in a prime cul-de-sac location within this popular development which is convenient to many local amenities in the delightful historic village of Hillsborough whilst remaining within comfortable commuting distance of many parts of the province including Belfast, Lisburn and the main arterial route to Dublin.

The property offers spacious accommodation which is well presented by the current owner and is perfectly complemented by the private rear garden. Offering superb value for money in a delightful location, viewing is highly recommended.

Offers Around  
£149,000

21 Old Mill Heights,  
Culcavy,  
Hillsborough,  
BT26 6RF

Viewing by  
appointment with  
& through agent  
028 9266 1700

21 Old Mill Heights,  
Culcavy, Hillsborough,  
BT26 6RF

## Property Features

Convenient To A Range Of Amenities In The Picturesque Village Of Hillsborough

Well Presented Semi Detached Property In A Quiet Cul De Sac Location

Lounge With Attractive Fireplace

Modern Fitted Kitchen Open Plan To Dining Area

Three Well Proportioned Bedrooms

Bathroom With White Suite

Front Garden And Good Sized Private Rear Garden In Lawns With Sheltered Sitting Area

Detached Garage And Additional Driveway Parking

Oil Fired Central Heating

Oak Effect uPVC Double Glazed Windows

Comfortable Commuting Distance Of Many Parts Of The Province Including Belfast And Lisburn

## Location:

On entering Hillsborough, turn right at G.S. Motor Cycles onto Culcavy Road, continue under motorway bridge and The Old Mill is on the left hand side, take 1st on right into Old Mill Heights.

## Property Comprises

### Ground Floor

Oak effect uPVC double glazed front door to . . .

ENTRANCE HALL: Laminate wood effect flooring. Understairs storage.

LOUNGE: 13' 7" x 11' 7" (4.14m x 3.53m) Attractive fireplace. Laminate wood effect flooring.

MODERN FITTED KITCHEN WITH DINING AREA: 18' 3" x 10' 4" (5.56m x 3.15m) Range of high and low level units with work surfaces with matching splash back, 1.5 basin single drainer stainless steel sink unit with mixer taps, 4 ring hob with electric oven under and extractor fan, integrated dishwasher, space for fridge freezer, glass display cabinets. Tiled flooring to kitchen, laminate wood effect flooring to dining area. Sliding patio door to rear and oak effect uPVC double glazed door to side.

### First Floor

LANDING: Access to roofspace. Shelved hotpress.

BEDROOM (1): 13' 7" x 10' 9" (4.14m x 3.28m)

BEDROOM (2): 10' 9" x 10' 5" (3.28m x 3.18m)

BEDROOM (3): 7' 1" x 6' 2" (2.16m x 1.88m) Laminate wood effect flooring.

BATHROOM: White suite comprising panelled bath with mixer taps and Mira shower, pedestal wash hand basin, low flush wc, part tiled walls, tiled flooring, chrome heated towel rail, velux window.

### Outside

Delightful end of cul de sac location.

Front garden in lawns and beds.

Driveway leading to detached garage and rear garden.

