



Located within the ever popular Annahilt Gate development, this recently constructed two storey home is beautifully presented throughout. The generous accommodation in brief comprises of a good sized lounge with cast iron stove, spacious kitchen/dining on the ground floor, three generous bedrooms on the lower level floor, master with en suite shower room along with family bathroom and access to the rear garden where the current owners have lovingly created a selection of raised vegetable beds. Annahilt Gate is situated only a five minute drive from the historic town of Hillsborough and the forest park, and within walking distance of Annahilt Primary School. The property is going to appeal to an array of prospective purchasers, including first time buyers, young families and downsizers.

**Offers Over  
£149,950**

4 Annahilt Gate,  
HILLSBOROUGH,  
BT26 6GJ

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Viewing by  
appointment with  
& through agent  
028 9266 1700

- Modern Two Storey Townhouse within the popular Annahilt Gate Development
- Spacious Lounge with feature cast iron fireplace with multi fuel stove
- Dining Kitchen with a range of integrated appliances
- Three generous bedrooms, master with en suite shower room
- Modern Family Bathroom with four piece suite
- Lower hallway with under stair storage and access to the rear garden
- Oil fired central heating and double glazing throughout
- Rear garden with patio, shed and raised vegetable beds
- Off street parking to the rear of the property
- Hillsborough Village only a short drive away

The Property Comprises:

### Ground Floor

ENTRANCE HALL: Laminate flooring.

LIVING ROOM: 18' 11" x 11' 3" (5.76m x 3.42m) Laminate flooring, multi fuel stove with slate hearth.



KITCHEN/DINING ROOM: 20' 1" x 12' 0" (6.12m x 3.67m) 1 1/2 Stainless steel sink unit with mixer tap, built in dishwasher, 4 ring ceramic hob, electric under oven, stainless steel extractor fan, plumbed for washing machined, ceramic tiled floor.





DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, ceramic tiled floor, spots and extractor fan.

LOWER HALLWAY: Cloakroom.

## First Floor

BEDROOM (1): 14' 8" x 11' 1" (4.48m x 3.37m)

ENSUITE SHOWER ROOM: Shower inest, ceramic tiled floor, wash hand basin with mixer tap, low flush wc, chrome towel rail.



BEDROOM (2): 8' 6" x 12' 1" (2.59m x 3.68m) Laminate tiled floor.



BEDROOM (3): 7' 0" x 12' 1" (2.14m x 3.68m) Laminate wood floor (currently study).

BATHROOM: Panelled bath, wash hand basin with mixer tap, shower cubicle inset, chrome radiator, low flush wc, ceramic tiled floor.





## Outside

Low maintenance garden to the front and the rear benefiting from a garden shed and brick paved patio area and off street parking to the rear of the garden.

## Location:

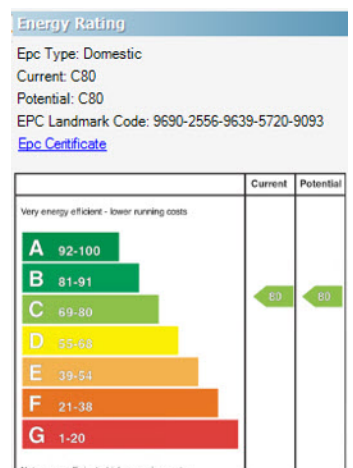
From the historic village of Hillsborough, which allows you to enjoy the benefits of semi rural living, coming into Annahilt, Annahilt Gate is located on the right.

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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