



This three storey modern townhouse is ideally located in the heart of the historic village of Hillsborough within close proximity of an array of amenities including shops, restaurants and cafes and extremely close to Hillsborough Forest Park and Hillsborough Castle. The property benefits from a quiet location and offers deceptively spacious accommodation throughout. With its convenient location within comfortable commuting distance of both Lisburn and Belfast this delightful property warrants immediate inspection to appreciate its many qualities.

Offers Around
£275,000

12 Hamilton
Harty Court,
HILLSBOROUGH,
BT26 6FA

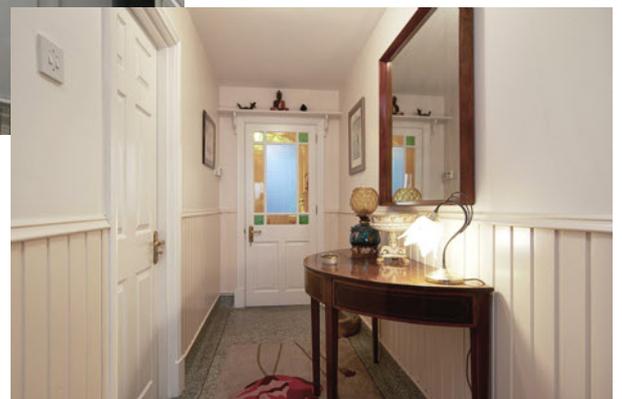
Viewing by
appointment with
& through agent
028 9266 1700

- Spacious 3 storey townhouse in an exclusive development in the sought after location of Hillsborough Village
- Within walking distance of many of the local amenities in the historic and picturesque village of Hillsborough
- Bright and spacious 1st floor lounge with feature fireplace
- 4 Good sized bedrooms, one currently used as a ground floor utility/lounge
- Downstairs shower room with corner shower unit
- Modern bathroom with freestanding bath
- Oil fired central heating and double glazing
- Enclosed and private rear patio garden
- Integrated Garage
- Driveway parking for 2 cars/Additional visitor parking
- Within comfortable commuting distance of Belfast, Lisburn and Many other parts of the Province Via the A1 and M1 Road Networks

The Property Comprises:



ENTRANCE HALL: Composite front door with glass side panels, tiled floor, 1/2 glass door to hall, access to garage.





DOWNSTAIRS SHOWER ROOM: Corner shower unit, mains low flush WC, wash hand basin, spotlights, extractor.



DOWNSTAIRS BEDROOM: 8' 10" x 10' 6" (2.70m x 3.19m) (currently used as a utility) Ceramic sink, high and low level units, space for washing machine and tumble dryer.

REAR HALLWAY: Cloaks cupboard, boiler, uPVC 1/2 glass door to rear patio.



First Floor

LOUNGE: 13' 9" x 16' 1" (4.18m x 4.91m) Picture rail, comicing, feature fireplace with sandstone surround with log burner, 3 wall light points.



KITCHEN/DINING: 16' 1" x 13' 3" (4.90m x 4.04 m) at widest points. Old Belfast style sink with mixer tap, high and low level uniuts, integrated dishwasher, Neff oven, Neff 4 ring electric hob, extractor fan.

Second Floor

LANDING: Access to roofspace with ladder and partial flooring, hotpress.



BEDROOM (1): 16' 1" x 10' 5" (4.91m x 3.17m)



BEDROOM (2): 12' 10" x 8' 11" (3.92m x 2.73m)



BEDROOM (3): 8' 12" x 6' 10" (2.74m x 2.09m)



BATHROOM: 9' 1" x 5' 10" (2.77m x 1.77m) Freestanding bath, vanity unit with wash hand basin and mixer tap, extractor, high pressure flush WC, heated towel rail, wood strip flooring, ceiling and 2 wall lights.



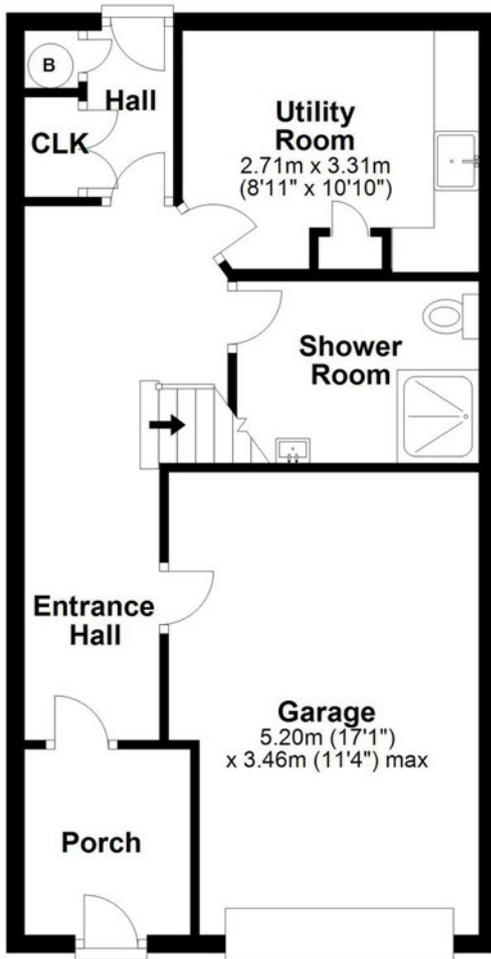
INTEGRAL GARAGE: Power and light.

Outside

Enclosed private and rear gardens and boundary fence, outside tap x 2. Resident parking to front with additional visitor parking.

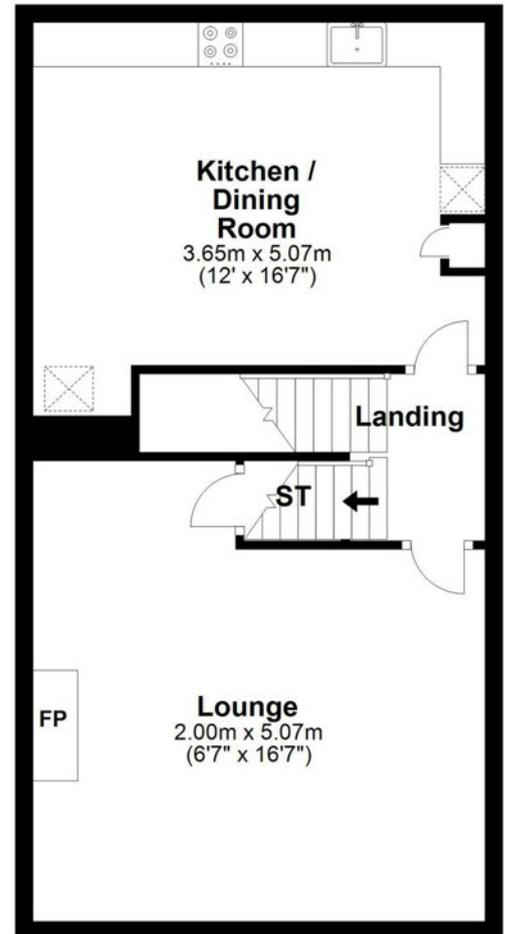
Ground Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



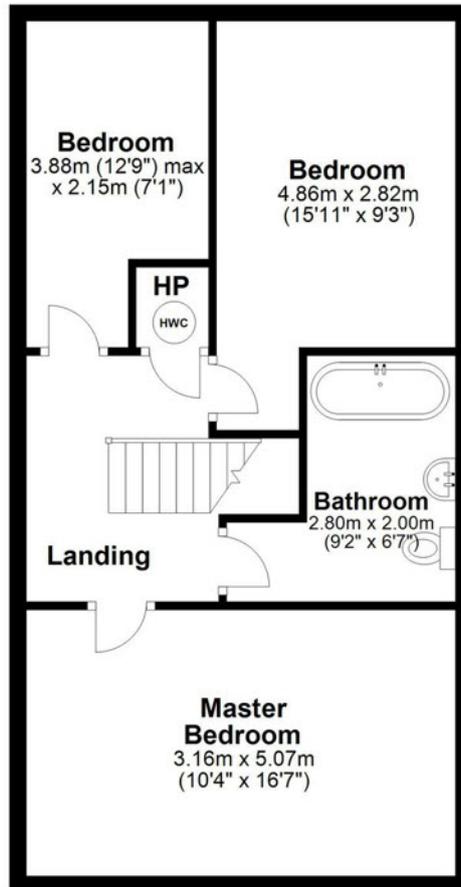
Total area: approx. 153.5 sq. metres (1652.6 sq. feet)

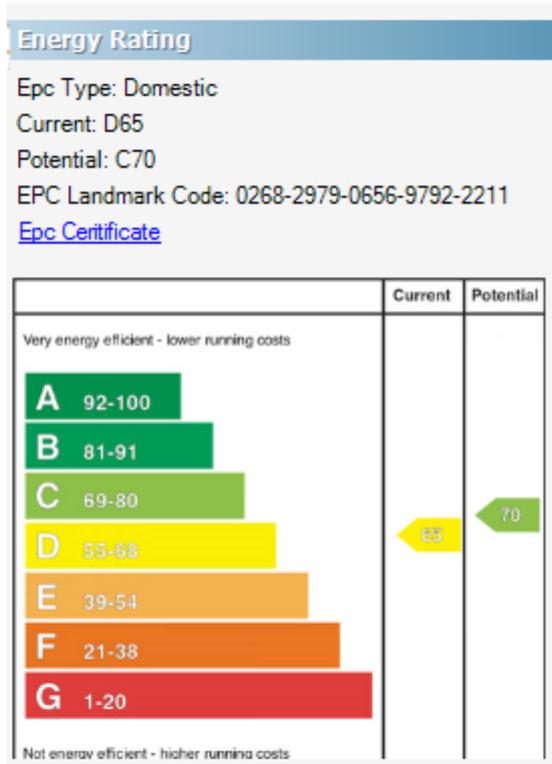
This plan is for illustrative purposes only.
Plan produced using PlanUp.

12 Hamilton Harty Court

Second Floor

Approx. 51.2 sq. metres (550.8 sq. feet)





Location:

From Hillsborough Village take Ballynahinch Street and Hamilton Harty Court is on the left hand side.

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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With You
 Every Step
 of the Way

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