



We are delighted to bring to the market this well-appointed three bedroom semi-detached family home occupying a private south facing site in a quiet cul-de-sac withing walking distance of Royal Hillsborough Village. The property provides ease of access for the city 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 leading schools.

The ground floor of the property provides a bright and spacious reception hall with downstairs WC and additional built in storage, separate front reception room with solid wooden flooring and feature fireplace, open plan kitchen diner with fully fitted kitchen providing granite worktops and ample space for casual dining and a separate sun room with a private mature outlook.

The first floor of the property provides three spacious bedrooms, main bedroom with luxurious en-suite shower room, separate family bathroom with modern white suite and access to the roofspace via a Slingsby ladder providing excellent additional storage.

The property further benefits from double glazing throughout, oil fired central heating, front garden laid in lawns with patio driveway providing off street parking for two cars, an enclosed private rear garden laid in lawns with surrounding patio area providing a southerly aspect and mature outlook over rolling countryside. The property also benefits from a detached garage with up and over door.

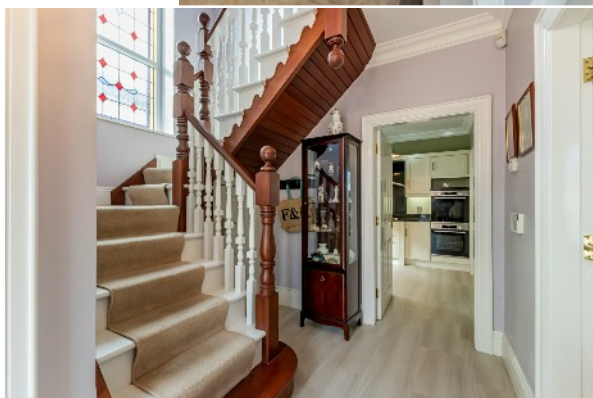
Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

**Offers Over
£399,950**

**5 Royal Park Avenue,
HILLSBOROUGH,
BT26 6SL**

**Viewing by
appointment with
& through agent
028 9266 1700**

- Well Presented Semi-Detached Family Home Positioned in Royal Hillsborough Village
- Occupying an Extensive Private Site with Southerly Aspect in a Quiet Cul-De-Sac
- 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 Additional Built in Storage Downstairs WC
- Separate Front Living Room with Solid Wooden Flooring and Feature Fireplace
- Open Plan Kitchen Diner with Bespoke Fitted Kitchen and Granite Worktops
- Dining Room Leading to a Private Sun Room
- Separate Family Bathroom with Modern White Suite
- Access to Roofspace via Slingsby Ladder
- Front Garden Laid in Lawns with Extensive Patio Driveway Providing Off Street Parking
- Enclosed Private Rear Garden Laid in Lawns with Patio Areas and Southerly Aspect
- Detached Garage with Up and Over Door
- Oil Fired Central Heating and Double Glazing Throughout
- No Onward Chain
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Hardwood front door with fan glass toplight to . . .

RECEPTION HALL: Laminate wood effect flooring, cornice ceiling, understairs storage.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome taps and tiled splashback, laminate floor, window with outlook to front.

LIVING ROOM: 15' 7" x 11' 3" (4.75m x 3.43m) (at widest points). Outlook to front, herringbone effect solid wooden flooring, feature fireplace with Portuguese limestone surround, cast iron inset and tiled hearth, cornice ceiling.



KITCHEN/DINER: 23' 2" x 14' 2" (7.06m x 4.32m) (at widest points). Fitted kitchen with range of high and low level units, granite worktops, four ring touch screen ceramic hob with stainless steel extractor fan above, granite upstand and splashback, built-in dishwasher, inset stainless steel sink with side drainer and chrome mixer tap, built-in fridge freezer, built-in high level microwave, built-in high level double oven and grill, picture window with outlook to side, laminate flooring. French doors to dining area with herringbone solid wood flooring, cornice ceiling, ample space for casual dining, uPVC double glazed sliding doors to rear garden.



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SUN ROOM: 10' 7" x 9' 5" (3.23m x 2.87m) (at widest points). Outlook to rear garden, tiled floor, Economy 7 heating, light and power, uPVC double glazed French doors leading to rear patio garden.



First Floor

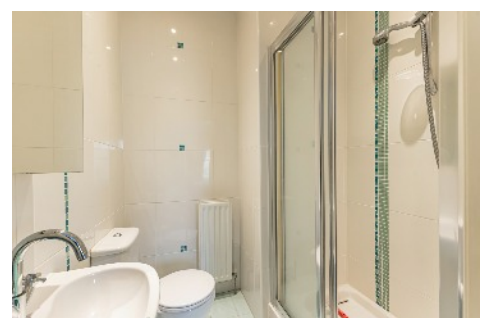
LANDING: Picture window with lead detailing and stained glass insets, hotpress with built-in shelving and access to pressurised water cylinder, access hatch to partially floored roofspace with light via Slingsby ladder.

BEDROOM (1): 12' 1" x 11' 7" (3.68m x 3.53m) (at widest points). Outlook to front.



BEDROOM (2): 13' 3" x 12' 10" (4.04m x 3.91m) (at widest points). Outlook to rear.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome taps, corner shower unit with glass sliding door, thermostatic control valve and telephone attachment, fully tiled walls, tiled floor, low voltage recessed spotlights, extractor fan.



BEDROOM (3): 10' 7" x 10' 7" (3.23m x 3.23m) (at widest points). Outlook to rear.



FAMILY BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome taps, panelled bath with fixed glass door, chrome thermostatic control valve and telephone attachment, part tiled walls, tiled floor.



Outside

Front garden laid in lawns, driveway with off street parking for two cars, walkway to front door. Extensive enclosed, private, south westerly facing rear garden with excellent privacy laid in lawns, surrounding patio areas. Access to . . .

GARAGE: 20' 0" x 11' 7" (6.1m x 3.53m) (at widest points). Up and over door, plumbed for washing machine and tumble dryer, space for fridge freezer, access to oil fired boiler, built-in worktops with sink and chrome taps.



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Location:

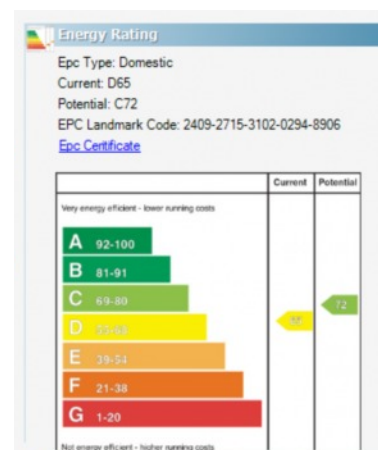
Royal Park Avenue is located just off the Dromore Road as you exit Hillsborough Village.



Floor 1



Floor 2



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