



Beautifully presented and recently constructed, end townhouse, in extremely popular location within the historic village of Royal Hillsborough and within walking distance of all the various amenities it has to offer. There are various cafes, bars and restaurants close by including; The Owl and Pussy Cat, Arthurs Boutique Hotel, The Hillside, The Plough and the Parsons Nose. The property benefits from the convenience of modern day living accommodation and a private rear garden and is extremely convenient to both Belfast and Lisburn with many other parts of the Province easily accessible via the M1 motorway links.

The property is finished to a high standard throughout and comprises; entrance hall with cloakroom/wc, lounge with wood burning stove, modern fitted kitchen with range of integrated appliances open plan to casual living/dining room with access to paved rear terrace. There are three well proportioned bedrooms, two with ensembles and principal bedroom with dressing room and a modern bathroom.

The property benefits from oil heating, double glazed windows, landscaped rear patio garden and one allocated car parking space. This fine home offers a lot in way of location and accommodation and should appeal to many potential buyers.

Offers Over
£400,000

1 Orchard Mews,
HILLSBOROUGH,
BT26 6GR

Viewing by
appointment
through agent
028 9066 3030



- Recently Constructed, End Townhouse with Delightful, Landscaped Rear Gardens
- Entrance Hall with Cloakroom/wc
- Lounge with Wood Burning Stove
- Modern Fitted Kitchen with Range of Integrated Appliances Open Plan to Casual Living and Dining Room and Access to Rear Garden
- Three Well Proportioned Bedrooms, One with Ensuite and Dressing Room and Further Ensuite Shower Room
- Modern Bathroom
- Oil Fired Central Heating / Double Glazed Windows
- Landscaped and Private Rear Gardens with Paved Patio
- One Allocated Car Parking Space
- Central Royal Hillsborough Location Walking Distance of Many Amenities and Hillsborough Park
- Easy Access to the Main Motorway Networks for the Commuter

The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL: Ceramic tiled floor.



CLOAKROOM/WC: Low flush wc, vanity unit with wash hand basin, ceramic tiled floor.

LOUNGE: 16' 4" x 10' 11" (4.98m x 3.33m) (at widest points). Wood burning stove, slate hearth.



MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 17' 9" x 11' 6" (5.41m x 3.51m) (at widest points). Range of high and low level units, marble worksurfaces, stainless steel sink, Siemens oven and microwave, integrated hob, extractor fan over, integrated dishwasher, integrated fridge freezer, integrated washer/dryer, marble splash back, ceramic tiled floor, low voltage spotlights, Beam vacuum system.



Open plan to . . .

LIVING ROOM: 12' 0" x 9' 8" (3.66m x 2.95m) (at widest points). Ceramic tiled floor, uPVC doors to rear.



First Floor

LANDING: Hotpress.



BEDROOM (3): 12' 11" x 10' 11" (3.94m x 3.33m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, tiled splash back, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, extractor fan, heated towel rail.



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BEDROOM (2): 11' 6" x 10' 1" (3.51m x 3.07m) (at widest points).



MODERN BATHROOM: White suite comprising low flush wc, wash hand basin, tiled splash back, panelled bath with shower over, part tiled walls, ceramic tiled floor.



Second Floor

LANDING:

PRINCIPAL BEDROOM: 13' 11" x 13' 6" (4.24m x 4.11m)



DRESSING ROOM: 9' 2" x 7' 7" (2.79m x 2.31m) Rails and built-in storage.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, heated towel rail, ceramic tiled floor, extractor fan, Velux window.



Outside

Stone paved patio garden with beds in bushes and hedging, uPVC oil tank, oil fired boiler, bin area. One allocated car parking space.



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Floor 1



Floor 2



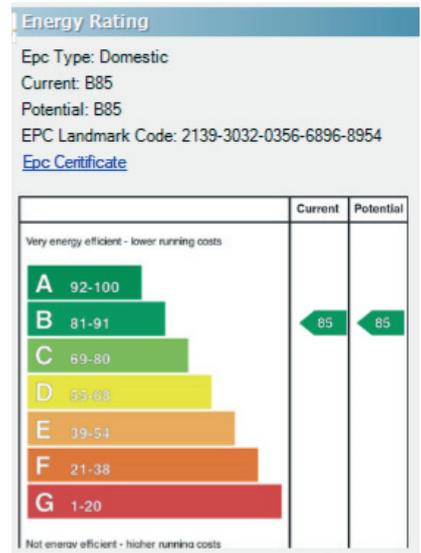
Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Lisburn Street heading into Royal Hillsborough take left onto Ballynahinch Street and Orchard Mews is on the left hand side.

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