



## 63 Carnbane Road,, Hillsborough, BT27 5NG

**Asking Price £1,250,000**

- New build residence extending to 4133 sq ft
- A fantastic location only 1.2 miles from Royal Hillsborough town centre
- Four bedrooms plus additional study room. Two bedrooms with luxury en-suite shower rooms
- A beautifully connected kitchen, living dining with south facing sliding doors
- Hidden pantry with custom built in storage
- Bespoke boot room
- 9ft high ceilings and large windows flood the home with natural light
- Double garage with twin remote doors & additional 550 sq ft office space above
- Site extending to 0.54 acres
- Estimated EPC : Category A

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## Specification

Details...

**KITCHEN** • High quality units with a contemporary finish • Quartz Worktop • Quooker instant boiling water tap • Soft close doors and drawers • Large Island unit • High quality integrated appliances to include eye-level double oven, dishwasher, fridge/freezer, induction hob

• Large hidden pantry with automatic lighting.

**UTILITY ROOM & BOOT-ROOM** • High quality units with choice of doors and finishes

**BATHROOM & ENSUITE** • Modern sanitary ware and fittings • Dual drench shower fittings to include overhead rain fitting and hand shower in ensuite and bathroom.

• Thermostatically controlled showers • Bespoke wall mounted vanity unit in main bathroom and master ensuite

• Heated towel rail • Tiled shower enclosure • Cosy-toes underfloor heating in main bathroom

and master ensuite

**GENERAL** • Timberframe construction offers exceptional performance through well insulated and highly airtight design

• Estimated EPC: Category A • Solar PV • uPVC triple glazed windows •

• Mechanical Ventilation and Heat Recovery System

• Underfloor Heating (Ground Floor) • Flooring includes choice of high quality carpets, tiles and engineered wood.

• Gas Fireplace in Kitchen/Living/Dining and Lounge

**PAINTED THROUGHOUT** • Six inch skirting and three inch architrave (appx) • All skirting and architraves painted • All internal walls and ceilings painted • High quality, solid panelled doors painted • Chrome door furniture

**ELECTRICS** • Sky digital satellite • Excellent range of TV, light and double socket points

• Internet connection points • Telephone connection points

**OUTSIDE** • Double Garage included • Office above garage insulated, painted and carpeted

• Rear external double socket • Front and Rear Lighting • Outside water tap fitted • Tarmac driveway • Paved patio area to the rear

**SAFE & SECURE** • Security alarm system fitted • Audio & visual front door bell. • Mains powered smoke alarms • Mains powered carbon monoxide alarms • 10 Year Structural Warranty Cover

### Additional information

#### Super-structure

Extremely well insulated timber frame, external concrete block and rendered finish provides the bones of the house.

Triple glazed windows and attention to detail is key to achieve a very air tight house.

Insulated, reinforced concrete floor with a deeper than normal sand and cement screed finish give a large thermal mass that retains its heat for longer.

#### Renewable energy

With such an air tight house ventilation is key.

The heat recovery and ventilation unit has a built in heat exchanger which transfers the heat from the stale air it is drawing out of your house and warms the fresh cool air drawn in.

Apart from massively reducing heat loss these systems also help sufferers of asthma and hay fever as the air change creates a healthier environment to live in.

#### energy efficiency

The ultimate aim in our design is to create a home that is comfortable to live in and not sore on your wallet to run.

The system we use incorporates the latest innovations and far exceeds current building control standards.

Estimated EPC : A

### The accommodation comprises

**Entrance hall 29'2" x 8'10" max (8.9 x 2.7 max)**



**W/C 6'2" x 5'10" max (1.9 x 1.8 max)**

**Media Hub 5'10". x 4'11" (1.8. x 1.5)**

**Lounge 18'8" x 18'0" (5.7 x 5.5)**



**Dining 18'8" x 17'0" (5.7 x 5.2)**

**Kitchen 18'8" x 15'8" (5.7 x 4.8)**



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## Pantry 18'0" x 6'2" (5.49m x 1.9)



HIDDEN PANTRY  
Medium-Sensitized Lighting  
Custom Built-In Storage

Large hidden pantry with automatic lighting.

Living room 18'8" x 15'1" (5.7 x 4.6)

Office / Playroom 18'8" x 15'1" (5.7 x 4.6)

Utility 15'5" x 5'10" (4.7 x 1.8)

UTILITY ROOM & BOOT-ROOM • High quality units with choice of doors and finishes

Bootroom 15'5" x 5'10" (4.7 x 1.8)



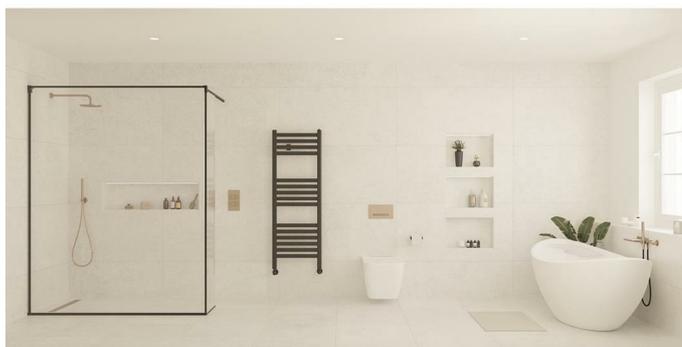
1st floor

**Master Bedroom 18'8" x 18'0" max (5.7 x 5.5 max)**



**Walk in Wardrobe 13'5" x 7'6" (4.1 x 2.3)**

**En-Suite 18'0" x 7'6" (5.5 x 2.3)**



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**Bedroom 2 14'5" x 11'5" max (4.4 x 3.5 max)**

**Bedroom 3 12'5" x 10'9" (3.8 x 3.3)**

**Bedroom 4 12'5" x 10'9" (3.8 x 3.3)**

**En-suite 12'5" x 3'11" (3.8 x 1.2)**

**Study 12'5" x 8'10" max (3.8 x 2.7 max)**

### **Bathroom 12'5" x 11'5" (3.8 x 3.5)**



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**• Heated towel rail • Tiled shower enclosure • Cosy-toes underfloor heating in main bathroom and master ensuite**

**Store 5'10" x 3'11" (1.8 x 1.2)**

**Linen 7'2" x 3'11" (2.2 x 1.2)**

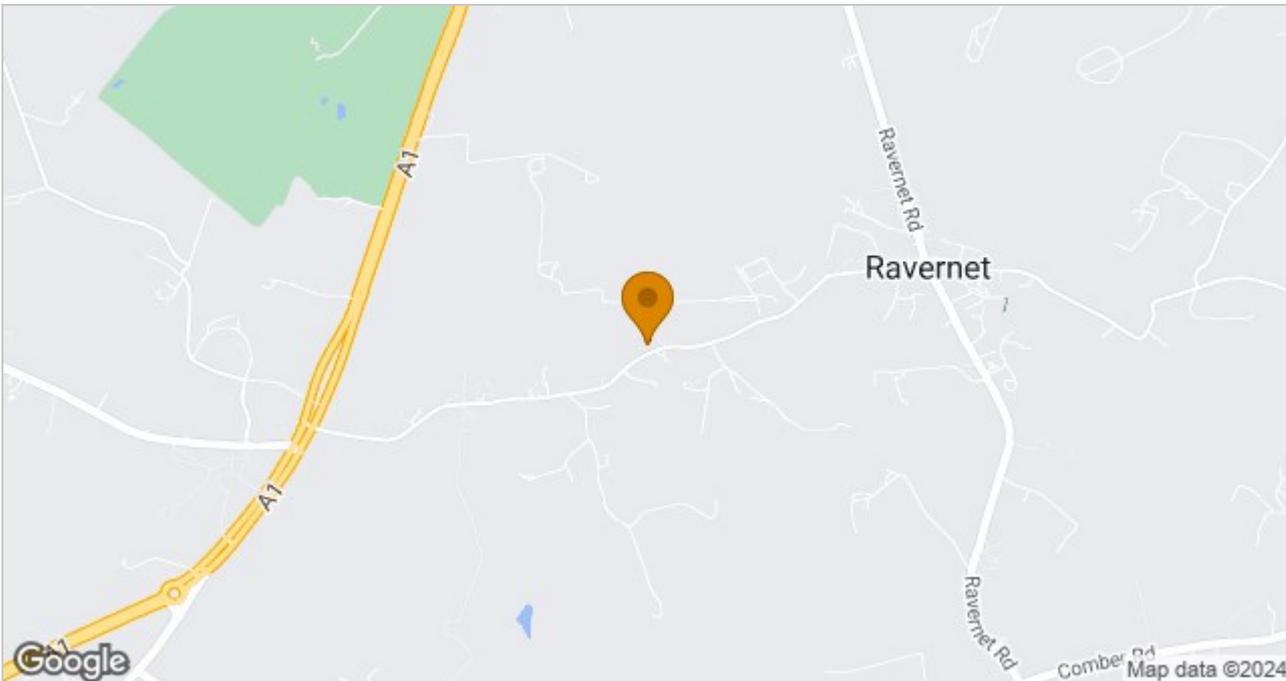
## Floor Plan



1. Hall	8.9 x 2.7m MAX
2. WC	1.9 x 1.8m MAX
3. Media Hub	1.5 x 1.8m
4. Lounge	5.5 x 5.7m
5. Dining	5.2 x 5.7m
6. Kitchen	4.8 x 5.7m
7. Pantry	5.5 x 1.9m
8. Living	4.6 x 5.7m
9. Office / Playroom	4.6 x 5.7m
10. Utility	4.7 x 1.8m
11. Bootroom	4.7 x 1.9m

## Floorplan

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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