

simonBRIEN
RESIDENTIAL

Carnreagh, Hillsborough, BT26 6TH
New Georgian Style Residence,

By

PORTER&Co



Asking Price £699,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Newly Constructed Georgian Style Detached Residence
- Constructed By Award Winning Developer Porter & Co
- Accommodation Extending To Approximately 3,024 Sq Ft
- Exceptional Quality Of Construction And Attention To Detail
- Timeless Traditional Architectural Design With All The Comforts Of Modern Day Living
- Traditional Cavity Wall Construction With Natural Slate Roof
- Solid Concrete Floors To Both Ground And First Floors Maximising Insulation And Minimising Sound Transmission
- Generous High Ceilings Throughout (8 Feet 10" / 2.7m Tall)
- Traditional Style PVC Double Glazed Sliding Sash Windows Reflecting The Georgian Architectural Style
- Handcrafted Internal Joinery With Four Panelled White Internal Doors And Deep Moulded Skirting Boards And Architraves
- Feature Staircase
- Exceptionally High Standard Specification For Kitchen And Appliances, Sanitary Ware, And Tiling
- Carefully Designed Electrical, Plumbing And Heating Specification Using The Latest Technology And Materials
- Double Garage To Include Roller Door, uPVC Window And Door, Power, And Light
- Extensive Downstairs Accommodation To Include Drawing Room, Living Room Opening To Kitchen/Dining Area And Utility Room.
- Four Large Double Bedrooms
- Family Bathroom
- Oil Fired Central Heating
- Alarm System Installed
- Powder Coated Cast Aluminium Guttering
- Mains Powered Smoke Detectors
- NHBC 10 Year Warranty

SUMMARY

Hillsborough is one of the finest examples of an unspoilt Georgian village in Northern Ireland and is undeniably one of the most desirable areas in the North to live. Named after Sir Arthur Hill who built the Hillsborough Fort in around 1650, the tranquil village atmosphere has been retained by the re-routing of surrounding major roads and the meticulous preservation of this historical buildings in the area.

We are offering for sale a Georgian style detached home located in a quiet residential location within a few minutes' walk of the picturesque and sought after village of Hillsborough.

The accommodation comprises a spacious Reception Hall, Drawing Room, Living Room / Dining area opening to Kitchen and Utility Room. On the first floor there are 4 spacious Bedrooms (Principal Bedroom with Dressing room and Ensuite) and a family bathroom.

The property is built with traditional cavity wall construction, high levels of insulation and solid concrete ground and first floors. There are also period style sliding sash PVC double glazed windows throughout. The property is accessed via entrance pillars and benefits from a double garage and gardens to front and rear.

Constructed by award winning builders Porter & Co, this detached house will be completed to the highest standard and will offer all of the charm and character of a Georgian home combined with all the comforts and luxury of modern day living.

Viewing is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

17' 7" x 9' 8" (5.36m x 2.95m)

Panelled entrance door. Glazed fanlight and side light.

DRAWING ROOM:

17' 0" x 14' 7" (5.18m x 4.44m)
(into bay)

OPEN PLAN LIVING / DINING AREA:

14' 9" x 14' 1" (4.5m x 4.29m)
(into bay)

Fireplace. Bi-folding doors leading to south facing garden.

OPEN TO:

KITCHEN WITH BREAKFAST AREA:

19' 02" x 14' 9" (5.84m x 4.5m)

UTILITY ROOM:

16' 11" x 10' 09" (5.16m x 3.28m)

DOWNSTAIRS WC:

1' 0" x 5' 10" (3.35m x 1.78m)

FIRST FLOOR

PRINCIPAL BEDROOM:

18' 3" x 14' 10" (5.56m x 4.52m)

DRESSING ROOM:

10' 9" x 5' 10" (3.28m x 1.78m)

ENSUITE:

10' 9" x 10' 9" (3.28m x 3.28m)

BEDROOM (2):

15' 0" x 12' 8" (4.57m x 3.86m)

BEDROOM (3):

15' 0" x 12' 3" (4.57m x 3.73m)

BEDROOM (4):

15' 0" x 12' 1" (4.57m x 3.68m)

BATHROOM:

12' 0" x 11' 0" (3.66m x 3.35m)

LANDING:

Linen cupboard. Walk-in hotpress. Access to roof space.

OUTSIDE

Entrance pillars leading to side driveway. Garden in lawn to front. Enclosed rear south facing garden in lawn with patio area.

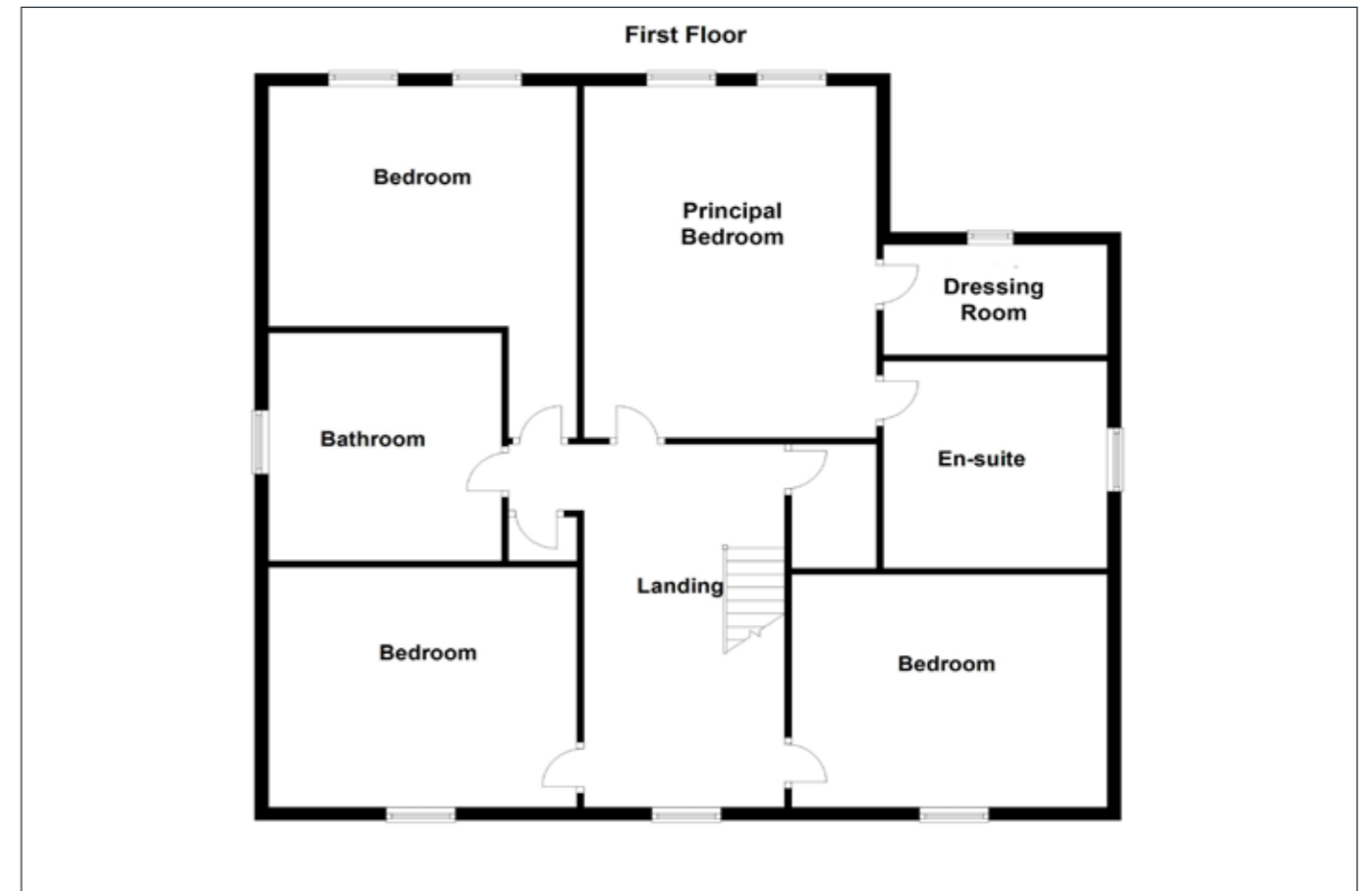
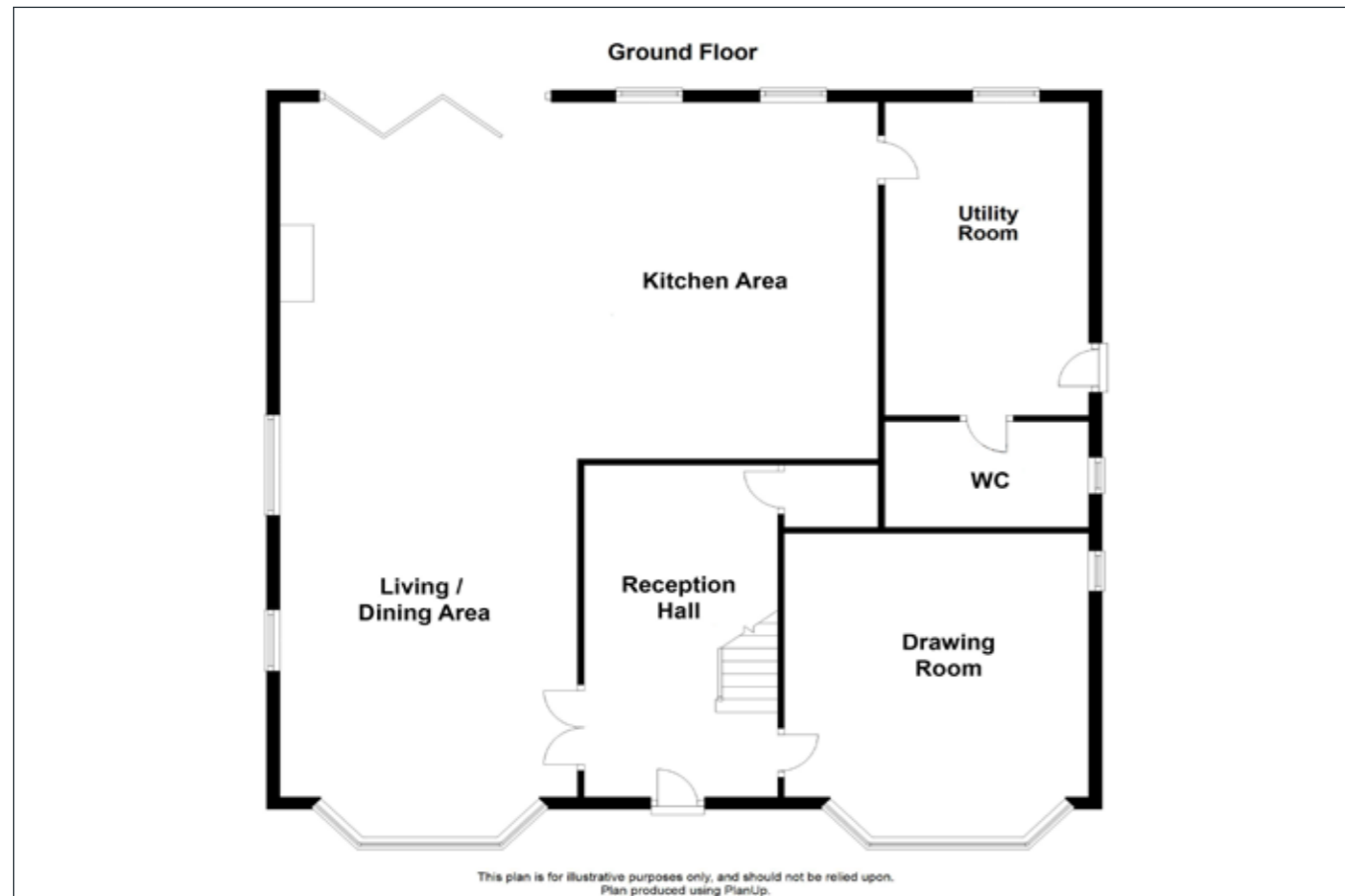
Detached double garage.



Images are for illustrative purposes only



FLOOR PLANS



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RH/L/22/SO



South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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