

simon**BRIEN**
RESIDENTIAL

11 Kilwarlin Crescent,
Hillsborough, BT26 6QF



Asking Price £339,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

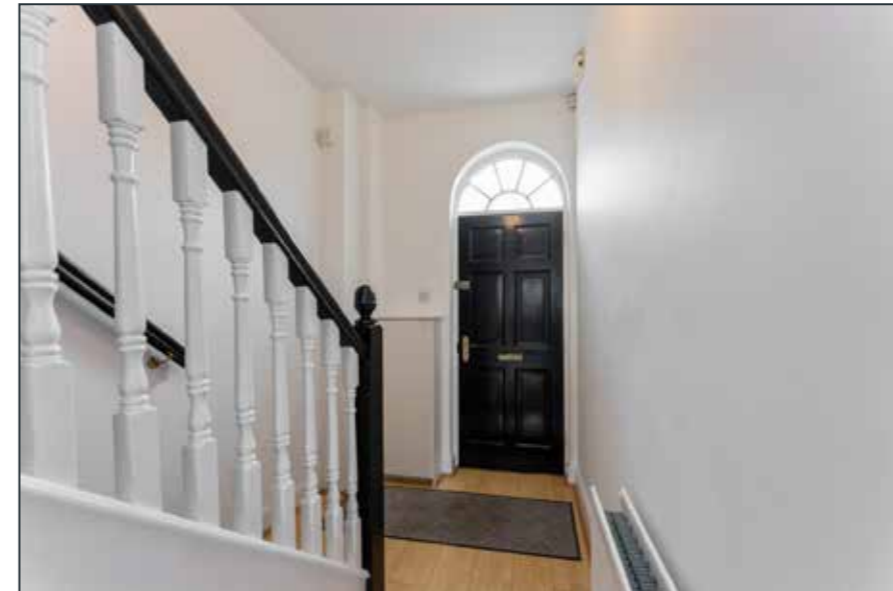
- Delightful Townhouse Located Within This Sought After Development
- Spacious Lounge With Stone Fireplace Leading To Open Plan Modern Kitchen And Dining Area
- Sun Room With Double Doors To Private Enclosed Rear Garden
- 2 First Floor Bedrooms (Principal With Ensuite Shower Room) And Study
- Additional Ground Floor WC
- 2 Further Bedrooms On Second Floor With Family Bathroom
- Gas Central Heating
- Double Glazed Sliding Sash Windows
- Ample Residents And Visitor Parking
- Private And Enclosed Walled Rear Garden In Lawns
- Ideally Located Close To The Many Amenities Such As Cafe's, Bars, Restaurants And Boutiques Within Historic Royal Hillsborough
- Close Proximity To A1/M1 Road Network With Ease Of Access To Belfast And Beyond
- Moments From Both Hillsborough Forest Park & Hillsborough Castle Gardens
- Early Viewing Is Highly Recommended

SUMMARY

The Kilwarlin development is only a short stroll to the centre of the village of Royal Hillsborough along with Hillsborough Castle and Gardens. Sprucefield shopping complex is only a short drive and is convenient to the A1 and M1 at Sprucefield for commuting to Belfast and Dublin. Kilwarlin with its spacious maturing grounds has successfully combined all the grandeur of the Georgian period with the imposing presence of this impeccably designed development.

This charming and deceptively spacious mid townhouse with 4 good sized bedrooms benefits from many period style features including high ceilings, wooden sliding sash windows and a private enclosed rear garden, accessed via double doors from Sun Room.

All in all an excellent opportunity to acquire a most desirable family home in what is undoubtedly one of Hillsborough's most sought after developments.



ACCOMMODATION

ENTRANCE

ENTRANCE HALL:

Laminate wood effect floor. Storage cupboard under stairs.

GROUND FLOOR

CLOAKROOM:

Low flush WC. Pedestal wash hand basin.

LOUNGE: 16' 7" x 10' 4" (5.05m x 3.15m)

Laminate wood floor, stone fireplace.



**OPEN PLAN KITCHEN/DINING AREA:
19' 1" x 10' 9" (5.82m x 3.28m)**

Modern range of high and low level units with granite worktops. 1.5 tub stainless steel sink unit. Integrated dish washer. Plumbed for washing machine. 'Rangemaster' oven. Extractor hood. Integrated fridge freezer. Laminate wood effect floor to dining area. Ceramic tiled floor, gas fired boiler.



**SUN ROOM:
12' 8" x 9' 10" (3.86m x 3m)**
Laminate wood effect floor. Double doors to rear garden.



**FIRST FLOOR
LANDING:
Hotpress.**



**STUDY:
7' 11" x 7' 0" (2.41m x 2.13m)**



BEDROOM (1):
17'0" x 11' 2" (3.4m x 5.18m)
Laminate wood effect floor.



SECOND FLOOR
BEDROOM (3):
19' 0" x 10' 8" (5.79m x 3.25m)
Access to roofspace.



ENSUITE SHOWER ROOM:
Pedestal wash hand basin. Low flush WC. Panelled shower cubicle.



BATHROOM:
Panelled bath. Low flush WC. Pedestal wash hand basin. Partly tiled walls. Panelled shower cubicle.



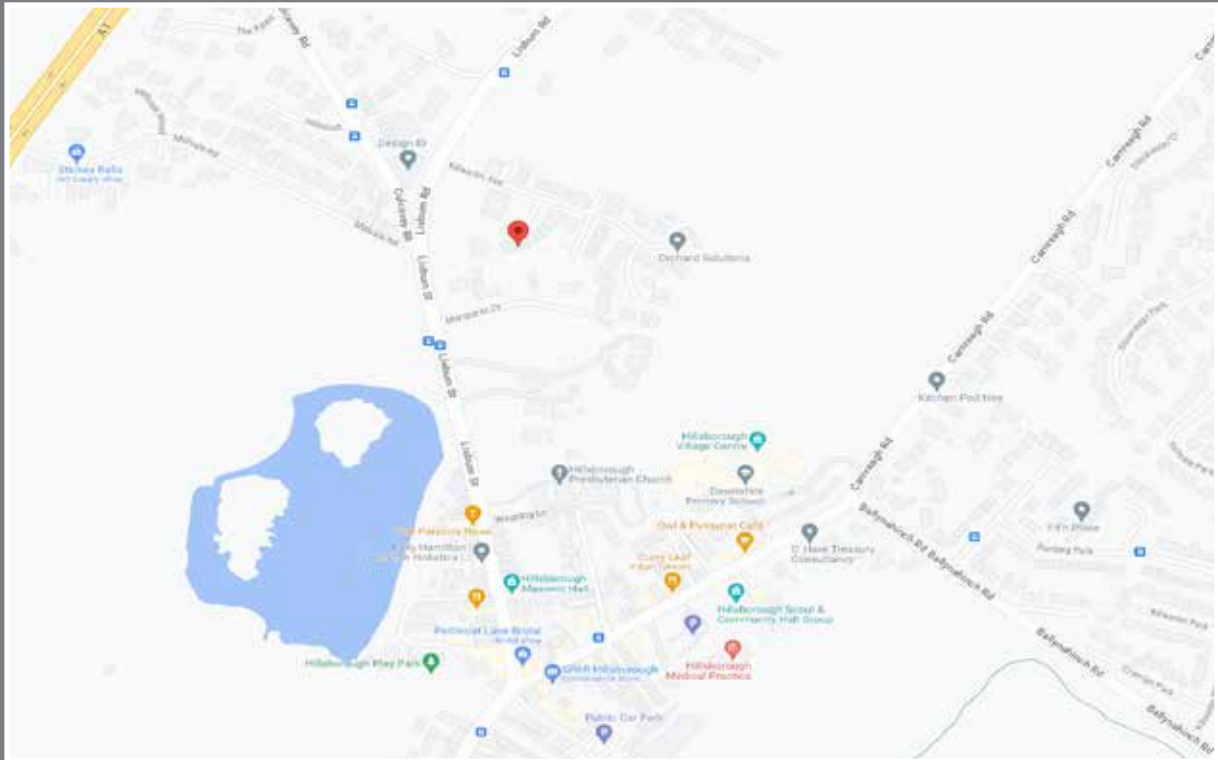
BEDROOM (2):
11' 10" x 10' 8" (3.61m x 3.25m)



BEDROOM (4):
10' 9" x 14' 8" (3.28m x 4.47m)

OUTSIDE
Private walled rear garden in lawn. Paved patio area. Gate to alleyway for bins.

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: EB/E/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71C
55-68	D	63D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0769-2950-0925-2920-7831

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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