

simon**BRIEN**
RESIDENTIAL

51 Anahilt Gate,
Hillsborough, BT26 6GJ



Asking Price £195,000

Telephone 02890 668888
www.simonbrien.com



FEATURES

- Attractive Recently Constructed Red Brick Semi-Detached Family Home
- Well-Presented Accommodation Throughout
- Three Generous Bedrooms
- Spacious Living Room With Feature Fireplace
- High Quality Fully Fitted Kitchen With Range Of Appliances, Open To Dining Area
- Bathroom, Ensuite And Downstairs Cloakroom
- Oil Fired Central Heating And Double Glazing
- Fully Enclosed Gardens To Rear Laid Predominantly In Lawns
- Popular And Convenient Semi-Rural Location Within A Short Drive Of Hillsborough Village

DESCRIPTION

This attractive semi-detached family home is ideally located in the County Down village of Annahilt, enjoying all the attributes of peaceful rural living and is only five minutes from the popular village of Hillsborough, with Belfast, Lisburn and Ballynahinch all within comfortable commuting distance.

Annahilt Gate is an exclusive development of high quality homes ideally suited to the first time buyer, professional couple or young family in today's market.

This particular home has exceptionally well laid out accommodation presented to a high standard providing three bedrooms, spacious living room together with kitchen open to dining, high quality bathroom and ensuite and fully enclosed rear garden.

All in all a most attractive, easily managed and well-appointed home in a quiet yet most accessible location.



ACCOMMODATION

GROUND FLOOR

LIVING ROOM:

17' 0" x 13' 4" (5.18m x 4.06m)

Attractive feature fireplace. Wood strip flooring. Open to...



KITCHEN/DINING:
17' 7" x 13' 9" (5.36m x 4.19m)

Excellent range of high and low level units. Inset sink. 4 ring hob. Electric oven. Integrated dishwasher and fridge. Patio doors to rear garden.



CLOAKROOM:
Low flush WC. Wash hand basin.



FIRST FLOOR
MASTER BEDROOM:
12' 8" x 10' 0" (3.86m x 3.05m)



ENSUITE BATHROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin and vanity unit. Heated towel rail. Tiled floor.



BEDROOM (2):
13' 6" x 9' 5" (4.11m x 2.87m)

BEDROOM (3):
13' 6" x 7' 0" (4.11m x 2.13m)



BATHROOM:

White suite. Panelled bath, mixer tap, telephone hand shower. Low flush WC. Pedestal wash hand basin. Part wall tiling. Tiled floor.



LANDING:

Storage cupboard. Access to roofspace.

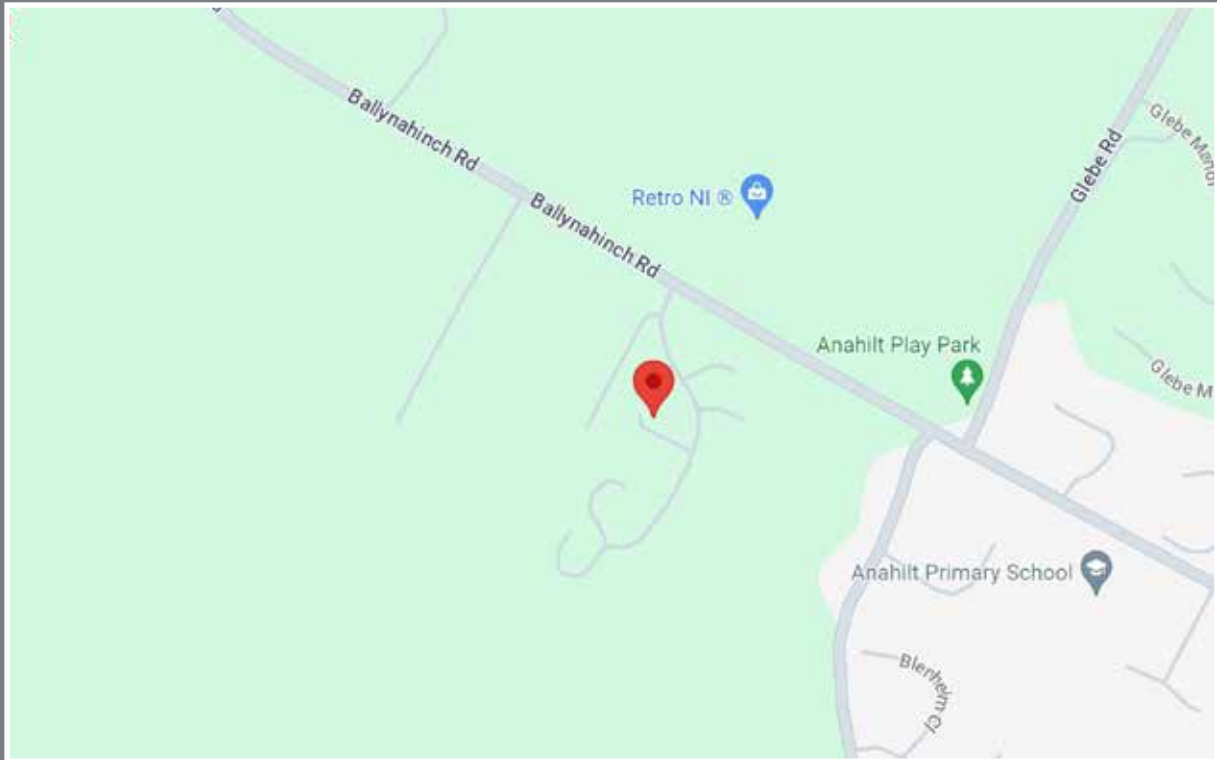


OUTSIDE

Driveway parking. Enclosed gardens to front and rear in lawns and patio. Garden shed.



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: ML/C/24/SD



EPC REF: 9726-0839-6019-6989-8996

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

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.