



9 Meeting Street
Royal Hillsborough
Co Down
BT26 6GP

OFFERS invited over: - £310,000

Viewing Strictly by appointment.
028 9268 3762

9 MEETING STREET, ROYAL HILLSBOROUGH, BT26 6GP

This is a rare opportunity to acquire a superb, Georgian influenced End-Townhouse, constructed c. 2015, and offering flexible living space over three storeys, with an impressive contemporary, high-quality finish, equipped with a renewable green energy air source heating system, and is further complimented by a fully enclosed rear terrace style garden and two private dedicated parking spaces.

This exclusive property boasts an enviable interior design, versatile layout, and is superbly positioned within walking distance of the excellent amenities on offer in the historic and picturesque village of Royal Hillsborough.

The accommodation comprises; entrance hall, living room with cleverly concealed pocket door to, superbly well-appointed contemporary kitchen, boasting a full complement of integrated appliances with space for table and chairs, leading to utility area and W.C.

The first floor comprises, two well-proportioned bedrooms, both boasting excellent storage and bedroom (2) offers access to a Jack and Jill style luxury shower room. The second floor offers a superb principal suite, with contemporary ensuite shower room.

The exterior features, a fully enclosed private terrace garden area, finished in brick block paving, perfect for relaxation and entertaining, with boundary wall, timber fencing and gate to parking bay.

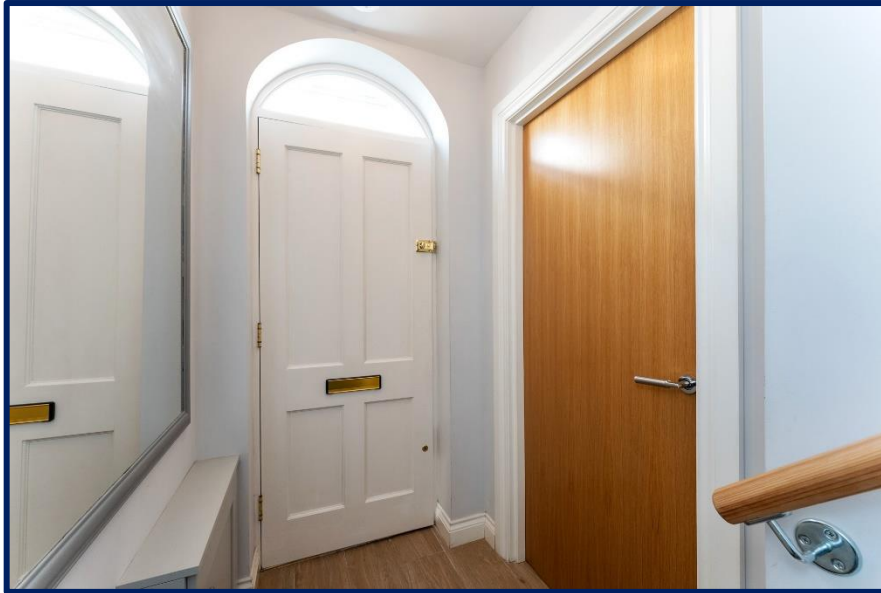
Royal Hillsborough offers a unique community centric village lifestyle with superb amenities on the doorstep, including the prestigious Downshire Primary School, a host of private fitness, health, and leisure facilities, together with an ever-expanding list of speciality shops, artisan bakeries, cafes, award winning bars and restaurants, and beautiful scenic walks through both the Forest Park and Hillsborough Castle and Gardens.

Ideally situated for commuters, with ease of access to both the A1 and M1 road networks, leading to Lisburn, Belfast, Dublin and beyond, and with some of the provinces leading grammar schools located nearby, including Friends, Wallace and Banbridge Academy. For the business traveller, Belfast International Airport is a mere forty minutes by car, with Belfast City Airport thirty minutes and Dublin Airport just over eighty minutes away.

With its envious location and, superb amenities nearby, captivating interiors, and exceptional standard of finish, this low maintenance home offers a unique combination of style, comfort, and eco-friendly living and is sure to attract a wide range of prospective buyers. Early inspection is essential to fully appreciate all and more this fine property has to offer.



FEATURES



Accommodation Ground Floor: -

Timber panelled front door with fanlight window over.

Entrance Hallway: -

Ceramic tiled floor. Meter cupboard.

- A superb, well-presented, Eco-friendly, three-bedroom End-Townhouse constructed c. 2015 to an exacting standard throughout.
- Elegant Georgian influenced architecture with superior modern build quality finishes.
- Located in the award-winning and historic village of Royal Hillsborough.
- Boasting stylish interiors and versatile accommodation over three storeys to include:
- Lounge with space-saving sliding pocket door to kitchen/dining room.
- Bright kitchen with bespoke modern cabinetry, luxury worktops, full complement of integrated appliances, and space for table and chairs.
- Utility area/ Downstairs Cloaks/W.C.
- Three well-proportioned bedrooms.
- Principal suite with ensuite shower room
- Bedroom (2) with access to luxury Jack and Jill style shower room.
- Timber framed double glazed windows.
- Eco-friendly, sustainable air source heat pump, electric heating system.
- Underfloor heating to ground floor.
- Delightful and easily maintained, fully enclosed private terrace garden to rear.
- Two dedicated parking spaces.
- Envious location with the excellent amenities on offer in Royal Hillsborough Village, on the doorstep.
- Within easy access of Sprucefield shopping complex, and main arterial and commuter links, leading to Belfast City, the International and Dublin airports.



Living Room: - 12'4" x 12'4" (3.75m x 3.75m)

Ceramic tiled floor. Double aspect windows. Concealed sliding pocket door to kitchen/dining room.



Luxury Kitchen/Dining Room - 12'4" x 9'8" (3.75m x 2.98m)

Bespoke kitchen, boasting an excellent range of high and low level cabinetry, in a contemporary grey-tone finish, with luxury quartz worktops, ceramic white sink and full complement of integrated appliances including, 'Hotpoint' induction hob, with chrome and glass extractor hood, glass splash back, and double oven. Integrated 'Smeg' dishwasher, and 'Electrolux' fridge freezer. Ceramic tiled floor. Underfloor heating. Space for table and chairs. Low voltage recessed spotlights. Glass panelled door to rear patio and terrace garden. Concealed sliding pocket door to utility area and Cloaks/W.C.

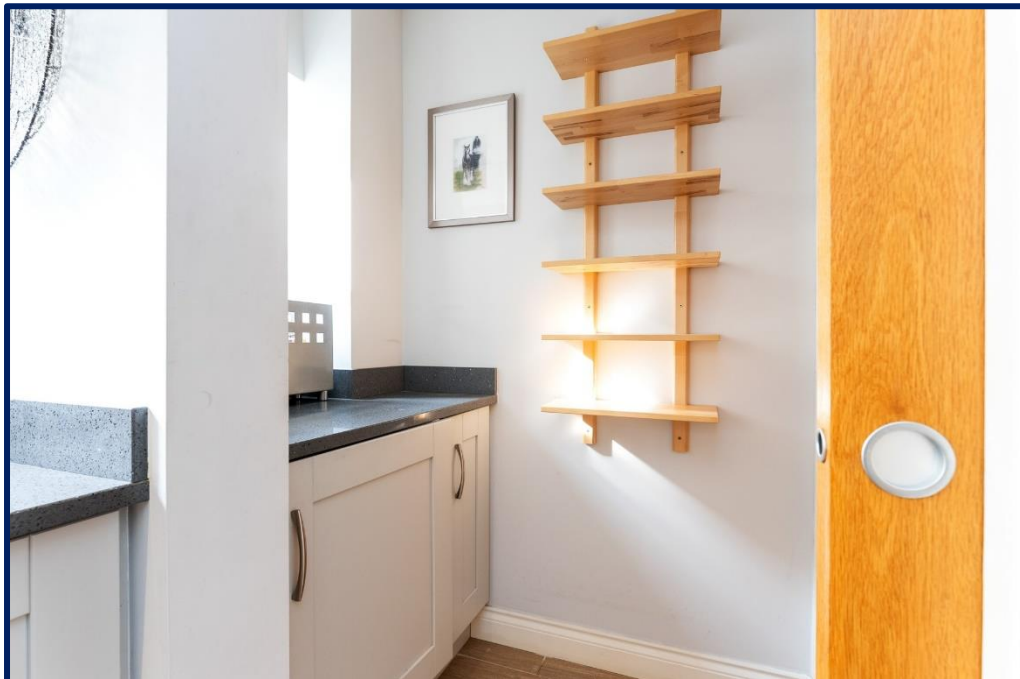


Utility Area:-

Integrated 'Hotpoint' washer/dryer. Ceramic tiled flooring.
Low voltage recessed spotlights.

Cloakroom/W.C. –

Low flush W.C. Wash hand basin. Ceramic tiled floor.





First Floor: -

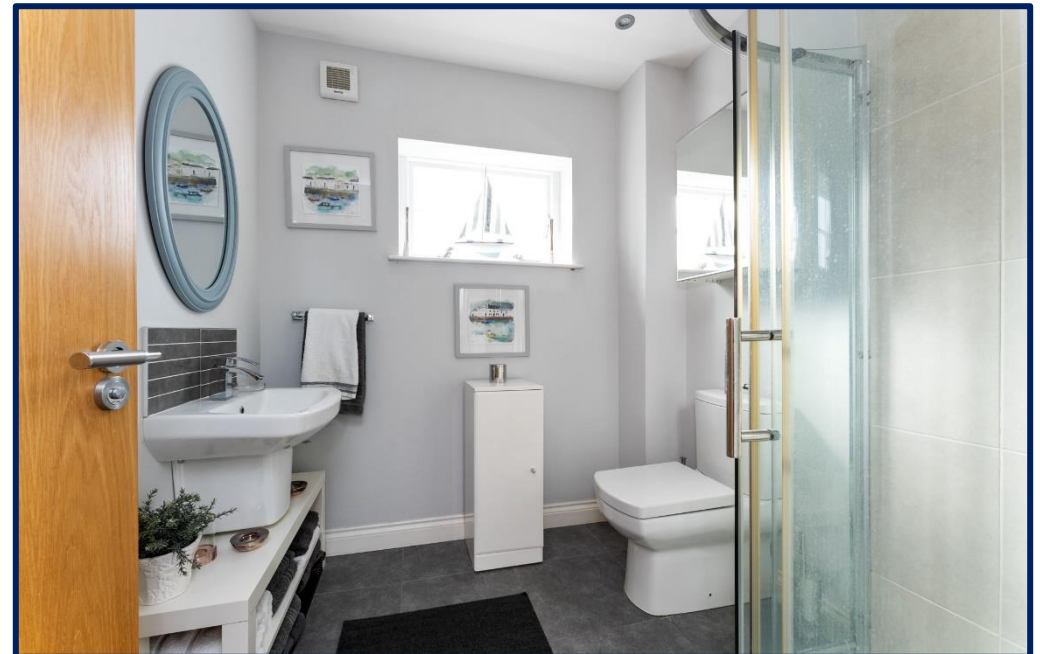
Landing: -

Bedroom (2): - 10'3" x 9'0". (3.14m x 2.75m)

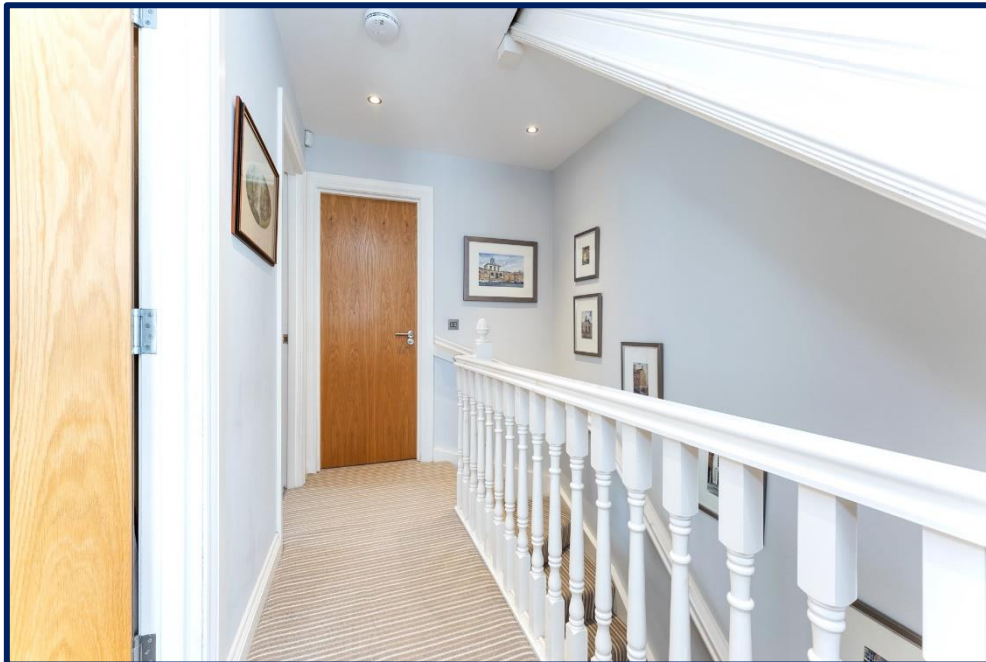
Built in double robe. T.V. point. Door to Jack and Jill shower room.

**Jack and Jill Shower Room - 6'4" x 6'4" (1.95m x 1.95m)
(Dual access from landing and bedroom)**

Luxury contemporary white suite comprising, shower enclosure with thermostatically controlled shower and chrome shower attachment. Wall mounted wash hand basin with tiled splashback. Low flush W.C. Ceramic tiled floor. Low voltage spotlight. Extractor fan.







Bedroom (3): - 9'8" x 9'0" (2.8m x 2.75m)
Wall to wall, built in mirror slide robes. Built in double robe.





Second Floor:-

Landing:-

Built in cupboard.

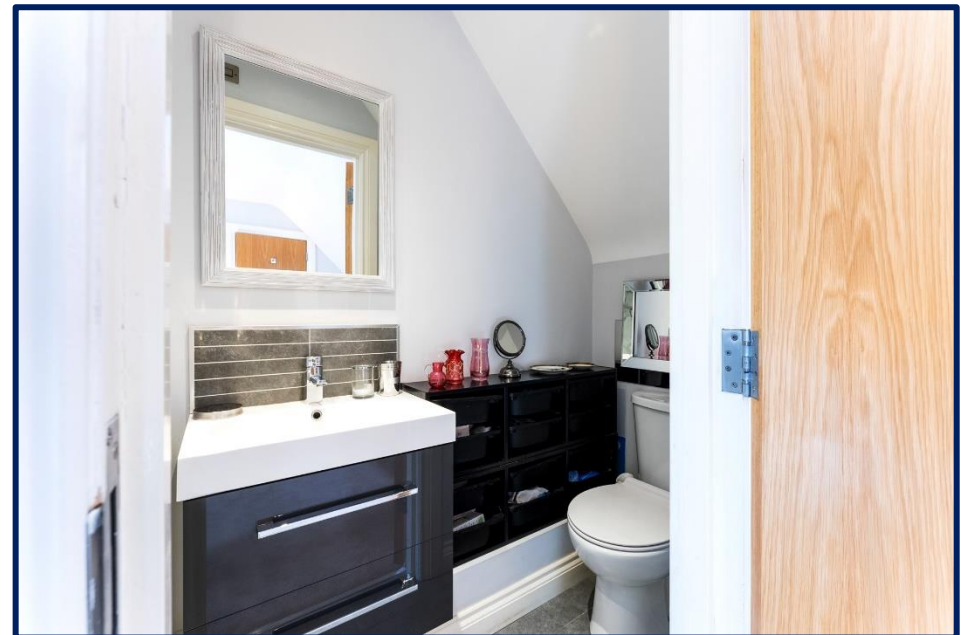
Principal Suite:-

Principal Bedroom: - 15'6" x 8'8" (4.75m x 2.68m)

Two velux windows. Under eaves storage.

Ensuite shower Room: -

Shower enclosure with 'Redring' electric shower. Wall mounted wash hand basin with vanity storage under and mirror above. Low flush W.C. Luxury tiled floor. Extractor fan.



Outside:-

Fully enclosed brick block paved terrace garden with boundary wall, and timber fence, with gate to parking bay, offering privacy and seclusion. High efficiency 'Danfoss' air source heat pump. Outside tap. Exterior lighting and electrical socket.

Parking:-

Two dedicated parking spaces.

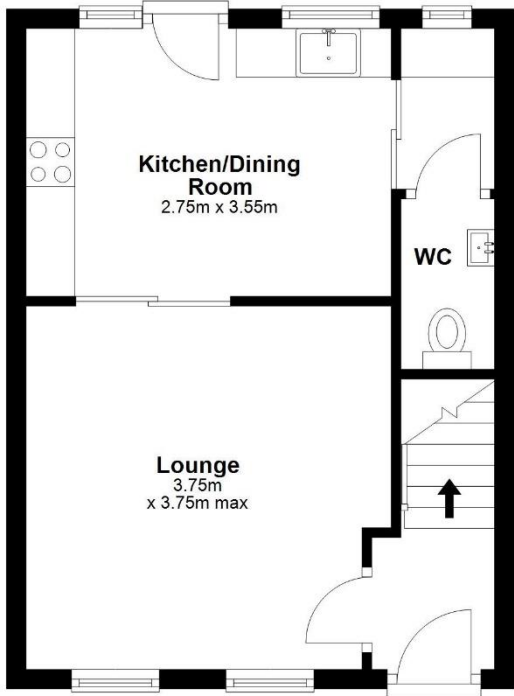
Bin store:-

Fully enclosed. (Shared with No 7).

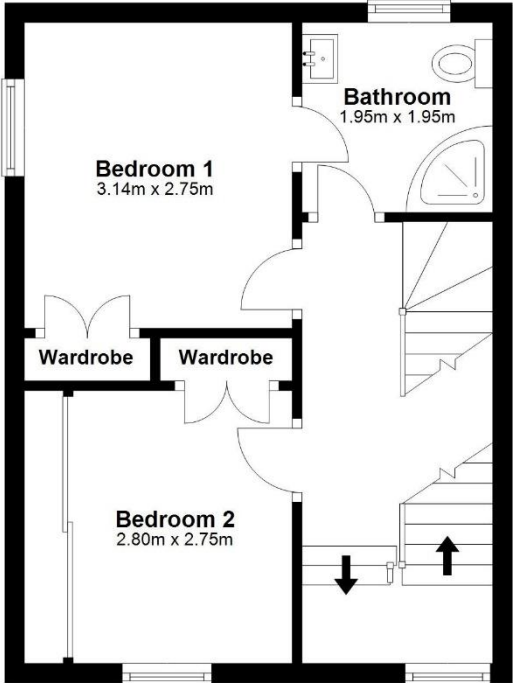


Floor Plan

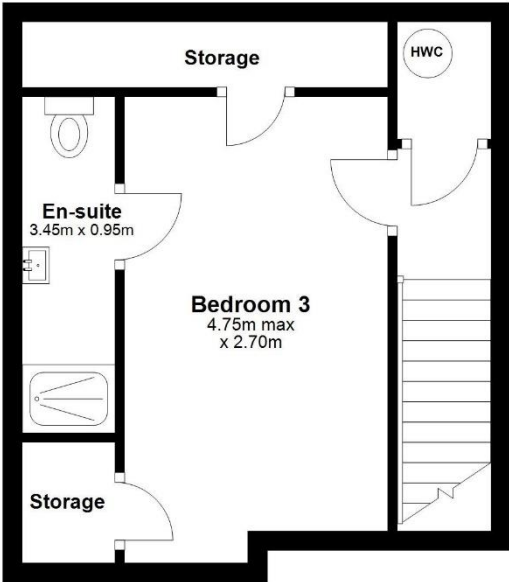
Ground Floor



First Floor

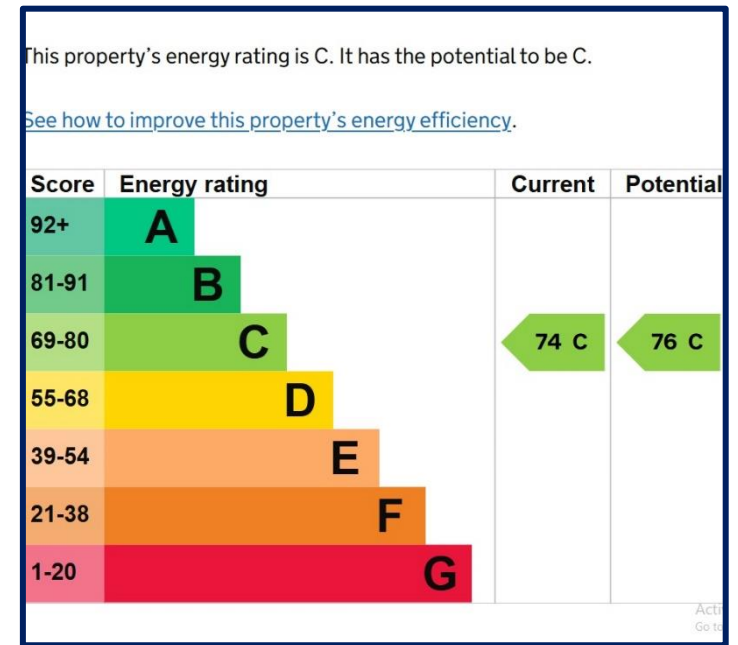


Second Floor



Floor Plan is for Illustrative Purposes Only

9 Meeting Street, Hillsborough



Viewing:-

This superb property will have wide appeal, please book your viewing at your earliest convenience to avoid disappointment. Viewings are strictly by appointment and highly recommended to appreciate every aspect of this fine residence.

Rates 2025/26 – Est.£1305.00

Tenure – Assumed Freehold.

EPC – C74.

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These particulars do not represent any part of an offer or contract and none of the statements contained should be relied upon as fact. Please note we have not tested any systems in this property, and we recommend the purchaser checks all systems are working prior to completion. All measurements are taken to the nearest 3 inches. Floor plans are for illustrative purposes only and not to scale.

