

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com



3 Dromara Road
Hillsborough, BT26 6HY

Asking Price £367,500

KEY FEATURES

- Substantial Detached Family Home Extending To c.2,360 Sq Ft
- Stunning, Mature Site Of c.0.5 Acres
- Idyllic Rural Location Offering Easy Access To Main Arterial Routes Linking Belfast, Lisburn And Surrounding Towns
- Adaptable Accommodation Over Two Floors
- Bright And Spacious Living Room
- Family Room / Snug
- Modern Recently Fitted Kitchen With Dining Area
- Conservatory With Aspect Over Rear Garden
- Option Of Four Bedrooms
- Principle Bedroom With Recently Installed Luxury Ensuite Bathroom
- Extensive Mature Gardens And Patio
- Driveway Parking For Several Vehicles
- Large Integral Garage
- Oil Fired Central Heating
- Recently Upgraded Electrics & Upgraded Plumbing
- Early Viewing Advised



SUMMARY

A substantial detached chalet family home extending to c.2,360 sq ft on a site of c. 0.5 acres on the Dromara Road, Hillsborough. The property benefits from an idyllic rural location, a short distance from Royal Hillsborough, whilst offering ease of access to Belfast, Lisburn and surrounding towns.

The accommodation is both spacious and adaptable and briefly comprises of a bright and spacious living room, family room / snug, recently fitted kitchen with dining area (and access to the integral garage), conservatory, bedroom (ensuite W.C), and a well appointed shower room on the ground floor.

A further three double bedrooms with the master benefiting from a luxury ensuite bathroom (complete with separate shower cubicle) are to the first floor.

The property further benefits from extensive, mature gardens laid in lawn with patios, shed and additional storage and driveway parking to the front for several vehicles.

Early viewing is advised.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door

LIVING ROOM: 24' 10" x 14' 12" (7.56m x 4.57m)
Bay window, feature "Adam" style fireplace with tiled hearth and wooden mantle (measurements at widest points)

FAMILY ROOM / SNUG: 13' 9" x 11' 11" (4.2m x 3.64m)

KITCHEN WITH DINING AREA : 19' 7" x 11' 1" (5.96m x 3.39m) Recently fitted with a range of high and low level units, chrome handles, feature under lighting, marble effect work surfaces, Blanco stainless steel sink unit, integrated Indesit oven and four ring halogen hob, integrated fridge freezer, integrated dishwasher, tiled floor, partly tiled walls, feature open fireplace

CONSERVATORY: 21' 11" x 8' 9" (6.69m x 2.66m)
Tiled floor

SHOWER ROOM: Shower cubicle, low flush w.c, pedestal wash hand basin with chrome taps, hotpress

BEDROOM (3): 12' 5" x 11' 9" (3.79m x 3.57m)

ENSUITE W.C: Low flush w.c, wash hand basin with chrome taps and storage

First Floor

LANDING:

PRINCIPLE BEDROOM: 12' 1" x 12' 1" (3.69m x 3.68m) Storage into the eaves

ENSUITE BATHROOM: Luxury white suite comprising of a free standing bath with chrome taps, walk in fully tiled shower cubicle with drench style shower, wall hung wash hand basin with chrome taps and storage, low flush w.c, heated chrome towel radiator, tiled floor, partly tiled walls, spot lighting, velux window

BEDROOM (2): 14' 11" x 11' 11" (4.54m x 3.64m)
Storage into eaves

BEDROOM (4) / OFFICE / STUDY: 13' 10" x 13' 1" (4.22m x 3.99m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, wash hand basin

Outside

INTEGRAL GARAGE: 32' 11" x 11' 1" (10.03m x 3.38m) Stainless steel sink unit, oil boiler. Driveway parking to front laid in loose stone. Extensive, mature gardens to side and rear laid in lawn with mature trees, shrubs, fruit trees, patio, shed, additional store.

Overall site extends to c.0.5 acres.









APPROXIMATE PLANS (NOT TO SCALE)



APPROXIMATE BOUNDARY



**Approximate Boundary
c.0.5 Acres**



EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com



Dougan 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 Dougan 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) Dougan 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 Dougan 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) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.