



**25A MILLVALE ROAD,
ROYAL HILLSBOROUGH, BT26 6HR**

- A Well Presented Detached Residence Occupying A Private And Spacious Setting Within This Exclusive Location Close To Royal Hillsborough Village
- Well Appointed Family Accommodation Extending To Approximately 2730 Square Feet Including Attached Double Garage And Eaves
- Spacious And Bright Reception Hall With Panelled Entrance Door And Tiled Floor
- Lounge With Impressive Brick Built Recess With Multi Fuel Burning Stove
- Sun Room With Tiled Floor And PVC Double Glazed Door To Rear Patio Area And Garden / Separate Study With Built In Desk With Drawers
- Kitchen/Dining Area With Impressive Brick Built Chimney Breast With Rangemaster Oven And Hob / Utility Room
- Four Bedrooms (One With Walk In Robe And Shower Room En Suite)

PRICE: OFFERS IN THE REGION OF £449,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D64

REF: JK090523SR

- Bathroom With White Suite Including Large Shower Cubicle And Free Standing Bathtub
- Asphalt Driveway And Parking Area To Front
- Spacious Rear And Side Garden Laid In Lawn With Paved Patio Area
- Attached Double Garage With Two Roller Shutter Doors And Cloakroom With Low Flush Suite
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION Measurements are approximate.

SPACIOUS AND BRIGHT RECEPTION HALL:

Panelled entrance door. Tiled floor. Double doors through to lounge.



LOUNGE:

18' 1" x 10' 8" (5.51m x 3.26m)

Brick built recess with multi fuel burning stove. Tiled floor. Double doors through to sun room.



SUN ROOM:

15' 10" x 11' 1" (4.82m x 3.38m)

Measurements taken to widest points. Tiled floor. PVC double glazed door to rear patio area and garden. Pine Tongue and Groove ceiling.



STUDY:

9' 9" x 9' 9" (2.98m x 2.98m)

Measurements taken to widest points and to include built in desk with drawers.



KITCHEN/DINING AREA:

21' 0" x 18' 4" (6.41m x 5.58m)

Measurements taken into bay window. Range of low level units. Granite worktops. Brick built chimney breast with Rangemaster oven and hob. Extractor unit. Belfast sink with mixer tap and double drainer. Tiled splashback. Tiled floor. Two roof windows. PVC double glazed French doors to side garden. Access to attached double garage.



UTILITY ROOM:

9' 9" x 6' 11" (2.98m x 2.12m)

Low level units. Granite effect round edge work surfaces. Stainless steel sink unit and tiled splashback. Plumbed for washing machine. Tiled floor. PVC double glazed door to rear patio area and garden. Storage cupboard.



BEDROOM (3):

11' 8" x 11' 4" (3.56m x 3.46m)

Measurements taken to widest points.
Laminated timber floor.



BEDROOM (4)

11' 9" x 9' 9" (3.57m x 2.98m)

Measurements taken to widest points.



TILED BATHROOM:

White suite. Large shower cubicle with PVC panelled walls and thermostatic shower. Free standing bathtub. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor.



FIRST FLOOR

LANDING: Hotpress. Velux roof window.

BEDROOM (1):

15' 0" x 14' 4" (4.56m x 4.37m)

Measurements taken into dormer window and sloping ceilings. Eaves storage. Walk in robe with recessed spotlight and velux roof window.



SHOWER ROOM EN SUITE:

Shower cubicle with Mira electric shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Tiled floor. Velux roof window.



BEDROOM (2):

14' 9" x 11' 8" (4.49m x 3.56m)

Measurements taken into dormer window and sloping ceiling. Recessed spotlight. Eaves storage.



OUTSIDE

Asphalt driveway and parking area to front. Lawn area with mature trees. Flowerbeds with mature trees and shrubbery. Paved steps to entrance door. Spacious rear and side garden laid in lawn with paved patio area. PVC oil storage tank. Outside tap and light.



ATTACHED DOUBLE GARAGE:

21' 7" x 20' 4" (6.57m x 6.20m)

Measurements taken to widest points. Two roller shutter doors. Light and power. Oil fired boiler. PVC double glazed door to side.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin. Low flush wc. Laminated timber floor.

TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £3,095.42

DIRECTIONS:

From Lisburn Road/Lisburn Street turn onto Millvale Road. Continue to the end of the road and turn left. Number 25a is at the end of the road on the right.

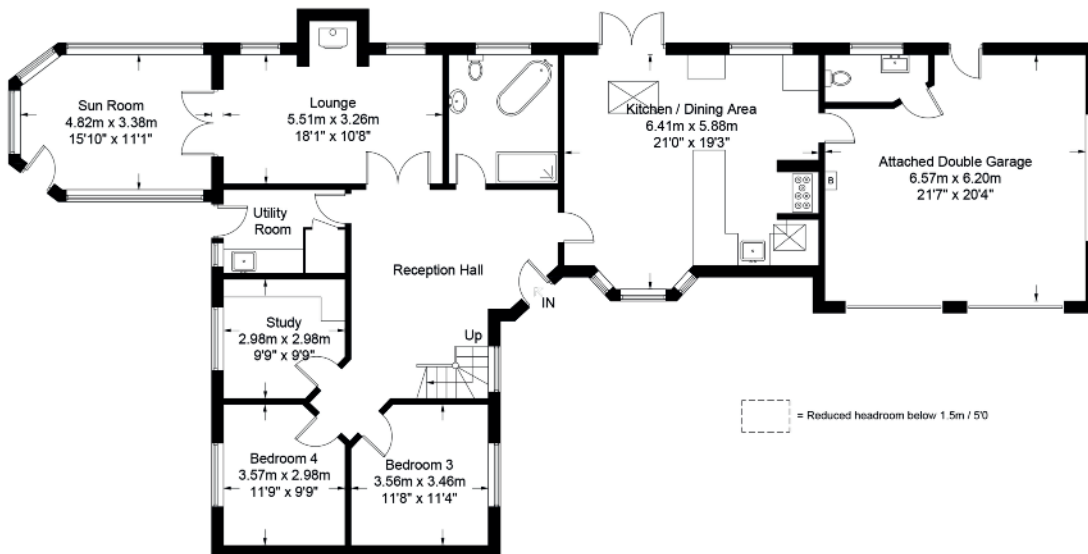
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



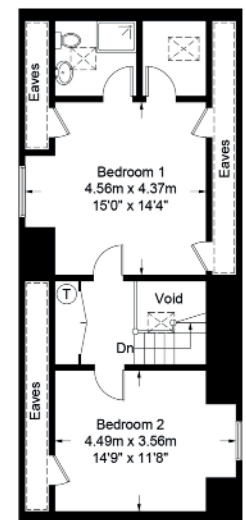
25A Millvale Road, Royal Hillsborough

Approximate Gross Internal Area = 253.6 sq m / 2730 sq ft
(Including Attached Double Garage & Eaves)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		



Ground Floor
188.2 sq m / 2026 sq ft
(Including Attached Double Garage)



First Floor
65.4 sq m / 704 sq ft
(Including Eaves)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID962714)

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.