

simon**BRIEN**
RESIDENTIAL

12 Royal Park Avenue,
Hillsborough,
BT26 6SL



Asking Price £695,000

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KEY FEATURES

- Attractive Detached Family Home, Set Within An Exclusive Development Of High Quality Homes
- Finished To An Exceptionally High Standard
- Bright, Deceptively Spacious Family Accommodation Throughout
- Four Double Bedrooms
- Drawing Room, Family Room And Sun Room
- Hand Crafted Kitchen With Range Of Built In Appliances, Open To Casual Dining Area
- Separate Utility Room And Downstairs Cloakroom
- Contemporary Bathroom And Ensuite
- White Hardwood Sash Window Frames
- Oil Fired Central Heating (Underfloor To Ground Floor)
- Pressurised Water System
- Alarm System Installed
- Semi Detached Matching Garage
- Brick Pavior Driveway With Ample Parking
- Front Garden And Private Enclosed Walled Garden To The Rear With Patio And Lawns
- Within 5 Minutes Walk Of Hillsborough Village, With Its Many Quaint Pubs And Restaurants, Park and Primary School
- Excellent Road Links To Further Afield
- Viewing Strictly By Appointment



SUMMARY

We are delighted to offer for sale this superb detached family home, situated in a quiet residential location within a few minutes' walk of the picturesque and sought after village of Royal Hillsborough with its excellent array of specialist shops, pubs, restaurants, local amenities and Primary School

Finished to an exceptionally high standard, the accommodation is thoughtfully designed and offers well proportioned rooms which have been tastefully finished and presented throughout.

Upon entering the property, one is immediately impressed by the quality of the finish, with outstanding features such as hardwood sliding Sash PVC windows, hand crafted kitchen, contemporary sanitary ware and stylish tiling and floor coverings, creating an overall feeling of a high quality family home.

Externally, there is a brick pavior driveway, semi detached garage and an enclosed walled garden.

Ideal for the growing family in today's market, this sale represents an opportunity to acquire a high quality family home in a peaceful, convenient and highly sought after location. Viewing is strictly by appointment through our Lisburn Road office.

ACCOMMODATION

ENTRANCE

Traditional style hard wood panelled front door with decorative fan light window and glazed side panels. Matching exterior lantern style sconces.



RECEPTION HALL:

Luxury polished maple wood flooring. Corniced ceiling. Understairs storage. Heating control panel.



GROUND FLOOR

DRAWING ROOM:

16' 7" x 12' 0" (5.05m x 3.66m)

Imposing cast iron fireplace with ornate carved wood surround. Polished marble hearth and gas fire inset. Triple aspect sash sliding windows. Luxury polished maple wood flooring. Corniced ceiling.



GUEST WC/CLOAKROOM:

7' 10" x 4' 2" (2.39m x 1.27m)

Vintage style suite with 'Kohler' heritage wash hand basin. Chrome taps and tiled splash back. Low flush WC. Luxury polished maple wood flooring.



LIVING ROOM/SNUG/HOME OFFICE:

11' 9" x 11' 2" (3.58m x 3.4m)

Feature glazed and panelled French doors. Contemporary fireplace with electric fire inset. Hand crafted fitted shelving and cabinetry. Corniced ceiling. Double aspect window.



LUXURY KITCHEN/DINING ROOM:

23' 5" x 12' 8" (7.14m x 3.86m)

Bespoke custom built kitchen, boasting an excellent range of hand painted cabinetry with ample storage and superior finishes and extras to include, complementary walnut wood worktops. Pull out bin. Glass display cabinets. Belfast sink with brushed steel mixer tap. Pull down sink faucet with spray head. Matching central island with polished marble worktop. Curved breakfast bar and pull-out baskets. Full complement of integrated 'Neff' appliances, to include gas hob, and eye level double oven and grill, dishwasher and fridge freezer. Stainless steel extractor hood with integrated fan and light. Feature tiled splashback. Slate tiled flooring and corniced ceiling. Space for formal dining table. Glazed and panelled French doors through to sunroom.





SUNROOM:
12' 5" x 12' 1" (3.78m x 3.68m)

Extensive glazing and feature French doors to the rear garden. Slate tiled flooring. Corniced ceiling.



UTILITY/BOOT ROOM:
7' 9" x 6' 5" (2.36m x 1.96m)

Low level fitted cabinetry with complementary worktops and stainless steel sink and mixer tap. Plumbed for washing machine and space for tumble dryer. Door to rear. Slate tiled flooring. Corniced ceiling.





FIRST FLOOR

STAIRCASE:

Imposing staircase with hand painted balustrade and antique style brass stair rods with ornate finials.

LANDING:

Sash window with front aspect. Hot press with high efficiency mega flow cylinder and immersion heater. Access to roof void.

MASTER SUITE:

23' 11" x 12' 7" (7.29m x 3.84m)

CURRENTLY INCORPORATING THE MASTER BEDROOM AND BEDROOM 4, WITH AN OPTION TO REINSTATE BEDROOM 4 AT VENDORS EXPENSE. (SEE FLOOR PLANS SHOWING BOTH OPTIONS)

Views over surrounding countryside. Low voltage recessed spotlights. Bespoke hand-crafted fitted cabinetry with drawers and shelved storage. Open to dressing room area.



DRESSING ROOM AREA:

12' 7" x 10' 11" (3.84m x 3.33m)

Bespoke hand-crafted cabinetry offering cleverly curated space including drawers, wall-to-wall mirror robes and feature cushioned window seat. Feature Halo ceiling with concealed lighting.



LUXURY ENSUITE SHOWER ROOM:

Fully tiled walk-in wet room style, recessed shower area with dual rainfall and handheld shower head. Fitted vanity unit with contemporary square sink and mixer tap. Low flush WC. Extractor fan. Feature Halo ceiling with concealed lighting.





BEDROOM (2):
13' 3" x 11' 11" (4.04m x 3.63m)

Triple aspect sash sliding windows. Low voltage recessed spotlights. Fitted hand-crafted cabinetry. Newly redecorated and recarpeted.

LUXURY ENSUITE SHOWER ROOM:

Fully tiled shower enclosure with thermostatically controlled shower. Contemporary rectangular wash hand basin with vanity unit. Low flush WC. Chrome heated towel rail. Complementary luxury floor and wall tiling. Extractor fan. Low voltage recessed spotlights.



BEDROOM (3):
12' 2" x 9' 2" (3.71m x 2.79m)

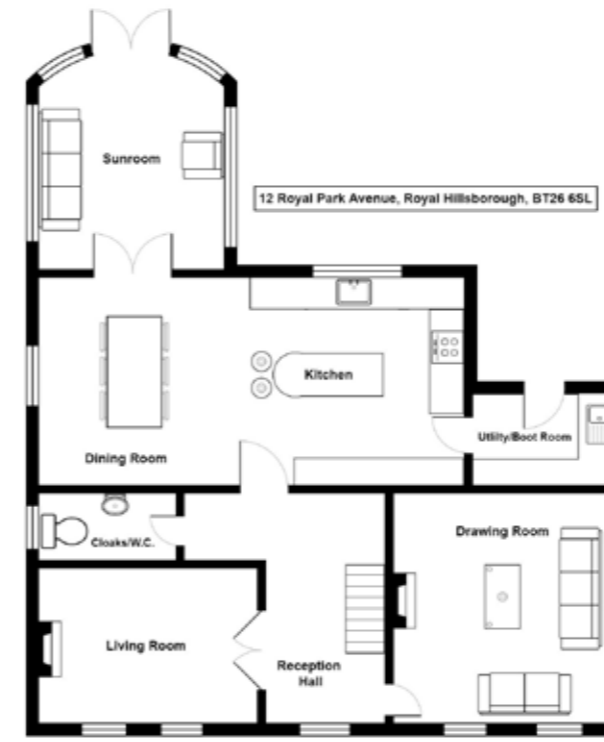
Double aspect window. Low voltage recessed spotlights. Newly redecorated and recarpeted.



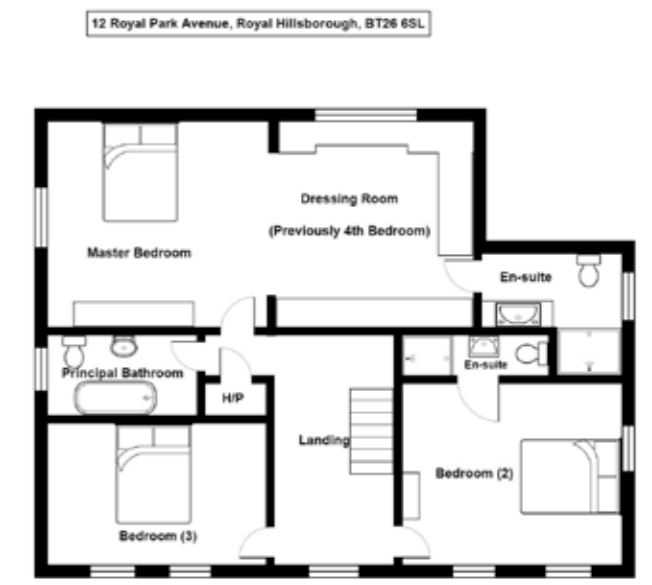
PRINCIPAL BATHROOM:

8' 2" x 7' 0" (2.49m x 2.13m)

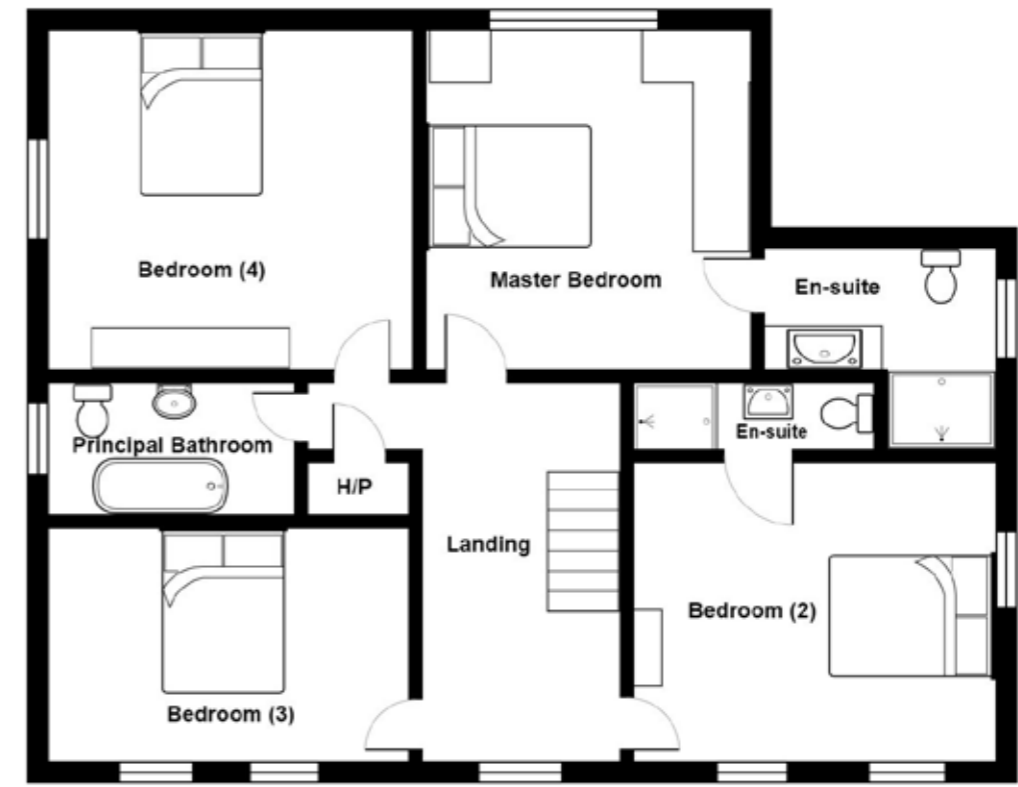
Luxury heritage style suite comprising, feature free standing roll top bath with Victorian replica chrome mixer tap and handheld shower attachment. Pedestal wash hand basin with tiled splashback and low flush WC. Feature painted wainscoting and luxury tiling. Low voltage recessed spotlights. Extractor fan.



Ground Floor Plan



First Floor Plan



First Floor Plan with 4th Bedroom reinstated. Floor plans are for illustrative purposes only.

12 Royal Park Avenue, Royal Hillsborough, BT26 6SL

OUTSIDE

FRONT AND SIDE:

Landscaped open-plan style gardens, laid in lawn with curved borders. Colourful selection of plants, trees and shrubs. Brick block driveway and parking for up to four vehicles. Gates to side and rear.

REAR:

Fully enclosed walled garden, offering privacy and seclusion. laid in lawns with well stocked and colourful planting. Brick block pathways and two feature patio area, one with circular stone built fire-pit, perfect for outdoor dining or relaxing. Concealed bin store and PVC oil tank. Outdoor lighting and tap.



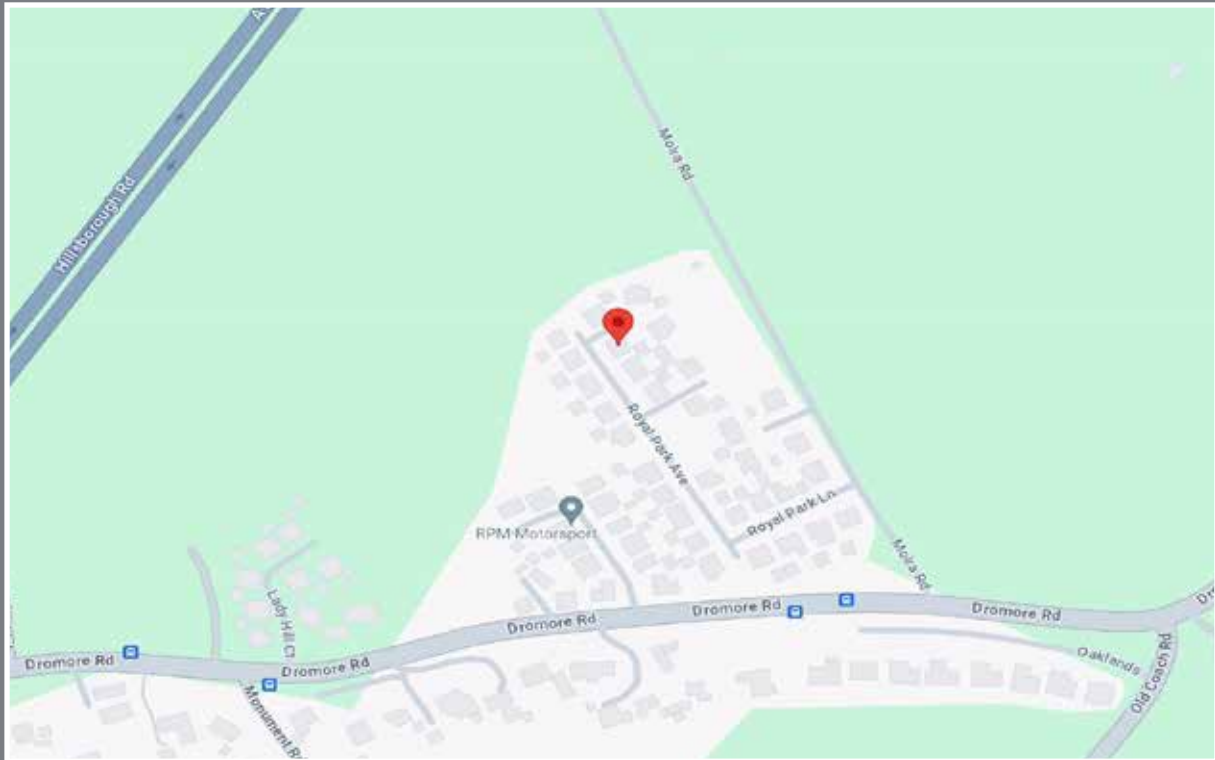
SEMI DETACHED GARAGE:

20' 1" x 11' 8" (6.12m x 3.56m)

Light and power. Oil fired boiler. Up and over style garage door.



Location



LOCATION: From The Square at the top of Hillsborough Main Street, continue onto the Dromore Road, turn right onto Moira Road, left onto Royal Park Lane and right onto Royal Park Avenue.

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/K/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	61 D
39-54	E		
21-38	F		
1-20	G		

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