



Hermitage, Hillsborough, County Down, BT26

**Asking Price: £174,950**  
**Leasehold**

Reeds Rains

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**Asking Price: £174,950 Leasehold**

Council Tax Band:

EPC Rating: E

A well presented semi-detached villa situated on a delightful corner site within this much admired and highly sought after arear within Culcavy.

Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

### Entrance Hall

#### Lounge

17'5" x 11'6" (5.3m x 3.5m)

Feature fireplace with open fire.

#### Kitchen/ Dining

17'6" x 10'2" (5.33m x 3.1m)

Extensive range of high and low level units, laminate work tops, single drainer stainless steel sink unit, plumbed for washing machine, wall and floor tiling.

#### Landing

#### Bedroom 1

11'4" x 8'4" (3.45m x 2.54m)

Built-in mirror slide robes.

#### Bedroom 2

11'3" x 10' (3.43m x 3.05m)

#### Bedroom 3

11'5" x 6'9" (3.48m x 2.06m)

#### Bathroom

Coloured suite comprising panelled bath, wash hand basin, low level WC, built-in hot press.

#### Driveway/ Car parking to Side

Laid in tarmac.

#### Rear Gardens

Neat lawns, paved patio, oil storage tank, oil fired boiler, outside shed.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)