

TEMPLETON
ROBINSON



53 Dromore Road,
HILLSBOROUGH,
BT26 6HU

Offers Around
£499,950

Viewing by
appointment with
& through agent
028 9266 1700



A prominent period home set just minutes walk from the picturesque village of Royal Hillsborough. On an elevated, private and mature site yet well proportioned with ease of access to A1 and M1 road links.

Offering flexible living and bedroom accommodation it also has the potential for a ground floor annex, ideally suited to those

with elderly family.

A home of exceptional quality with light and bright living space to the rear, it also retains a host of original features. Outside boasts a sheltered rear patio and substantial rear garden. Early viewing is highly recommended.



- Exceptionally Well-Presented Detached Period Family Home
- Located Just Minutes Walk from the Centre of the Village
- 4 Generous Bedrooms (One on Ground Floor with Annex Option)
- Principal with Ensuite Shower Room & Second Bedroom with Dressing Area
 - High Quality Kitchen with Range of Appliances
 - Ground Floor Utility & Shower Room
 - Luxury Family Bathroom
 - Double Glazed Windows (uPVC in part)
 - uPVC Soffits, Facias & Guttering
 - Oil Fired Central Heating
 - Integrated Garage with Insulated Electric Door
 - Elevated Site with Mature Surrounding Gardens
 - Ease of Access to A1, M1 & Sprucefield with Ease of Access to Dublin
 - Early Viewing is Highly Recommended

Telephone 028 9266 1700
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Solid wood double glazed door to . . .

ENTRANCE HALL: Solid wood strip floor, cornice ceiling, picture rail, cloakroom storage understairs.



Double half glazed door through to . . .

LIVING ROOM: 21' 9" x 11' 0" (6.63m x 3.35m) Continuation of solid wood strip floor, uPVC double glazed doors to rear, door to integral garage, service cupboard off, vaulted ceiling with feature beams to first floor mezzanine landing, Velux roof window, strip style LED spotlighting.



FAMILY ROOM: 20' 5" x 9' 10" (6.22m x 3m) Solid wood strip floor, Mourne Eco 8 wood burning stove on granite hearth, feature ceramic tile inlay, cornice ceiling, integrated shelving.



KITCHEN: 17' 4" x 9' 6" (5.28m x 2.9m) Range of high and low level units with granite worktops, ceramic tiled splash back, Belfast style sink with mixer tap, seven ring gas 'Stoves' range, integrated dishwasher, stainless steel extractor over range, space for American fridge freezer, ceramic tiled floor. Pantry off with ceramic tiled splash back.



Arch to . . .

DINING AREA: 13' 1" x 9' 5" (3.99m x 2.87m) Laminate wood effect floor, 'Gazco' stove on stone hearth, cornice ceiling.



UTILITY ROOM: 9' 4" x 6' 7" (2.84m x 2.01m) Range of low level units, stainless steel single drainer sink with mixer tap, space for washing machine and tumble dryer, ceramic tiled floor.

SHOWER ROOM: Low flush wc, pedestal wash hand basin, panelled corner shower cubicle with Aqualisa electric shower, chrome heated towel rail, extractor fan, ceramic tiled floor.



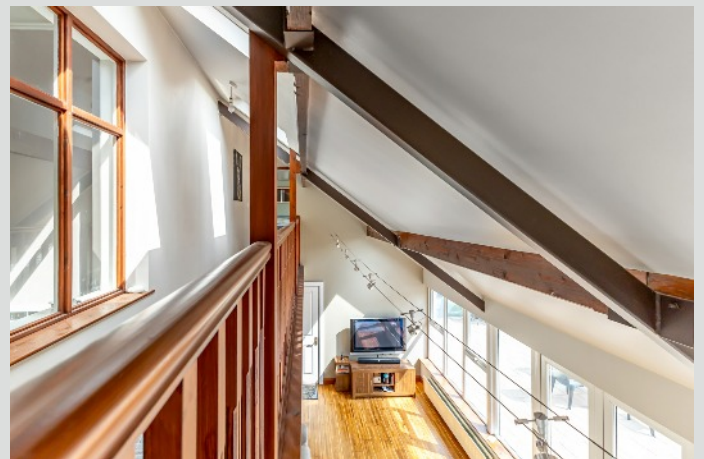
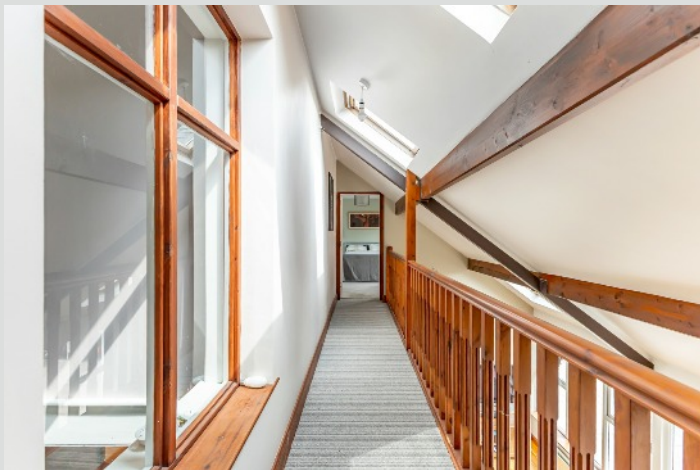
BEDROOM (4)/GAMES ROOM: 13' 9" x 10' 9" (4.19m x 3.28m) Black laminate wood strip flooring, vaulted ceiling with Velux roof windows, uPVC double glazed door to rear patio.



First Floor

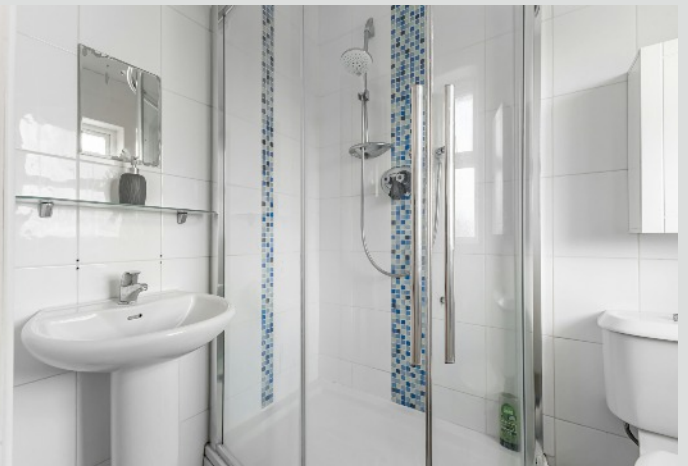
LANDING: Picture rail, single glazed window and opening through to . . .

MEZZANINE LANDING: Gallery landing and Velux to ceiling.



BEDROOM (1): 18' 2" x 13' 2" (5.54m x 4.01m)

ENSUITE SHOWER ROOM: Floor to ceiling tiling, low flush wc, pedestal wash hand basin, fully tiled corner shower cubicle with power shower, extractor fan.



BATHROOM: 10' 0" x 5' 4" (3.05m x 1.63m) Comprising low flush wc, pedestal wash hand basin, bath with telephone hand shower attachment over, hotpress off with 250 litre water tank, Velux window.



BEDROOM (2): 10' 4" x 9' 11" (3.15m x 3.02m) Laminate wood strip floor. Arch through to . . .
DRESSING AREA: 6' 4" x 5' 0" (1.93m x 1.52m)



BEDROOM (3): 10' 10" x 10' 4" (3.3m x 3.15m) Integrated Sliderobes, cornice ceiling.



Outside

INTEGRAL GARAGE: 18' 2" x 13' 0" (5.54m x 3.96m) Up and over electric insulated door, uPVC double glazed door to rear with light and power, oil fired boiler.

Rendered pillars with wrought iron gates at roadside, tarmac driveway with space for multiple vehicle parking, electric 'Wallbox' car charger, flagged steps and patio to front with mature shrub bed, specimen trees and lawn to front with mature hedge at roadside.

Enclosed and sheltered rear patio with oil tank and space for bin storage, flagged steps up to large staggered rear lawn, bordered by mature hedging.

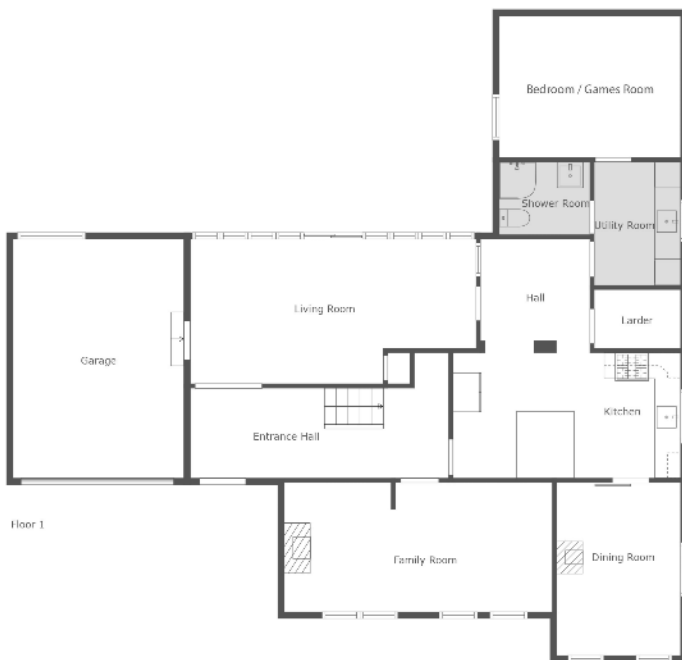
The rear garden also benefits from a separate side lane access with gate from the Dromore Road, up the side of the property.



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Location:

When leaving Hillsborough via the Dromore Road turn left into Dromore Road and number 53 is on the left.

Energy Rating

Epc Type: Domestic
 Current: D58
 Potential: D64
 EPC Landmark Code: 0201-4594-5102-0205-8302
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	58	64
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Lisburn - 028 92 66 1700
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747

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