



We are delighted to present this first floor apartment to the market in this highly sought after development of Castle Terrace, located just off Lisburn Street in Royal Hillsborough. A recently constructed Georgian style property designed by award winning Architect Des Ewing. Located in a short stroll from shops, excellent restaurants, the forest park and Hillsborough Castle grounds. Comfortable commuting distance of Belfast, Lisburn and many other parts of the province via the A1 and M1 road networks.

The property has been finished to a very high and generous specification including 2 spacious double bedrooms (principal ensuite with dressing room), large modern kitchen/living/dining area with sliding patio doors leading out to a large, sheltered private balcony in an elevated position adjacent to Hillsborough Castle Gardens.

It is rare that a property of this standard comes on to the market so centrally within the village, so we would recommend early viewing to avoid disappointment.

Offers Over  
£350,000

2 Castle Terrace,  
Lisburn Street,  
Royal Hillsborough,  
BT26 6GQ

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Designed by Award Winning Architect Des Ewing
- Superb First Floor Two Bedroom Apartment in an Exclusive Development in the Heart of Hillsborough Village
- High Specification Kitchen with Range of Built in Appliances and Open Plan to Living/Dining Area and Sliding Doors Leading to Balcony
- Separate Utility Room
- 2 Spacious Bedrooms, including Principal with Luxury Ensuite and Walk-in Wardrobe
- Luxury Bathroom with White Suite Comprising of Shower, Bath, Wash Hand Basin and Low Flush WC
- Energy Efficient Gas Fired Central Heating
- Thermostatically Controlled Under Floor Heating System throughout
- Double Glazed Windows with Wooden Shutters
- Stunning Balcony with Views of Hillsborough Castle Lake
- Two Allocated Parking Spaces
- Fitted Intruder Alarm System
- Within Comfortable Commuting Distance of Belfast, Lisburn and Many Other Parts of the Province Via the A1 and M1 Road Networks
- Within Walking Distance of Many Local Amenities in the Historic and Picturesque Village of Royal Hillsborough
- Rarely do properties within this development come to the market and early viewings are recommended

The Property Comprises:

### Ground Floor

ENTRANCE PORCH: Wood effect ceramic tiled floor, solid wood panelled door to front with double glazed fan light window, meter cupboard, spotlighting. Stairs to . . .

### First Floor

LANDING: Ceramic wood effect flooring, cornice ceiling, spotlights, access to roofspace, airing cupboard.

Hardwood glazed door and matching side panel to . . .

KITCHEN/LIVING/DINING: 22' 8" x 13' 10" (6.91m x 4.22m) Ceramic wood effect flooring, vaulted ceiling with remote controlled Velux windows, feature wall mounted uplights and pendant light fittings, solid oak aluminium sliding doors out to balcony with granite paving and seamless glass balustrade. Electric inset wood burner style stove on slate hearth.

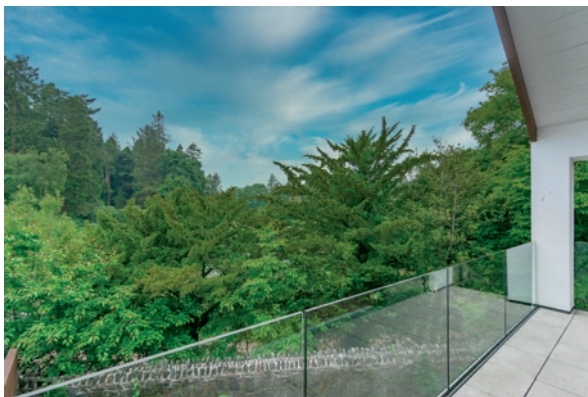
Range of high and low level hand painted units with quartz worktops, 1.5 bowl ceramic sink with Quooker tap, four ring Siemens induction hob, twin Siemens electric oven, integrated fridge freezer, integrated dishwasher, under-counter LED lighting.



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Door to . . .

UTILITY ROOM: Continuation of ceramic wood effect tiled floor, Blanco single drainer stainless steel sink, gas fired boiler, range of high and low level units, under-counter lighting, space for washer/dryer.

BATHROOM: 9' 10" x 5' 9" (3m x 1.76m) Free standing bath with wall mounted mixer tap, wall mounted vanity sink unit, low flush wc, fully tiled shower cubicle with rain head and hand held shower, half height shutters to window, extractor fan, chrome heated towel rail, ceramic tiled floor, part tiled walls.



BEDROOM (1): 16' 7" x 9' 5" (5.06m x 2.87m)

Cornice ceiling, recessed spotlighting, half height shutters to dual aspect windows.



WALK-IN WARDROBE: With shelving.

ENSUITE SHOWER ROOM: 8' 10" x 6' 8" (2.7m x 2.03m) Ceramic tiled floor, wall mounted wash hand basin, low flush wc, wet room shower with glass screen, extractor fan, chrome heated towel rail.

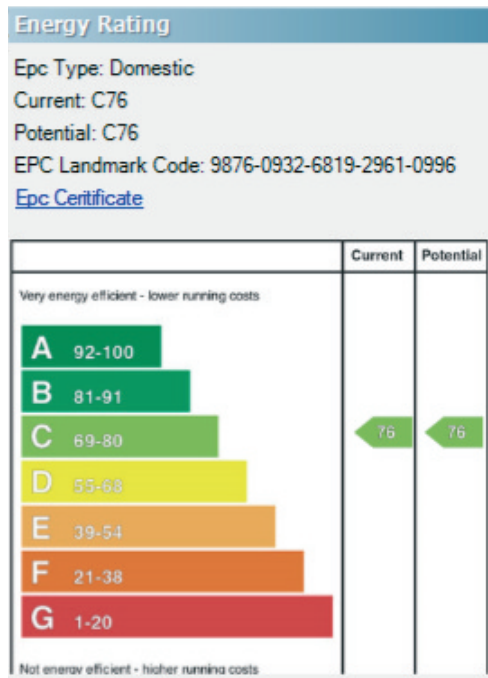


BEDROOM (2): 12' 6" x 8' 10" (3.8m x 2.7m) Cornice ceiling, spotlights.



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TENURE:

We are advised that the current managing agent is Castle Terrace (Hillsborough) Management Company Ltd with current annual management fees of £800.00

RATES PAYABLE: For the period April 2024 to March 2025 £1,566.

Location:

Travelling into Hillsborough on Lisburn Street the entrance for Castle Terrace is on the right hand side.

Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

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