

Kilwarlin Crescent, Hillsborough,
County Down, BT26

Asking Price: £379,950
Freehold

 **Reeds Rains**

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Council Tax Band:
EPC Rating: C

Kilwarlin is a delightful Georgian inspired development with mature lawns and trees in keeping with its historic setting, conveniently located just off the Lisburn Road, Royal Hillsborough.

With only a short stroll to the village with its many attractions including an array of restaurants, pubs as well as coffee shops and Artisan bakeries, Hillsborough Castle, Lake and Forest Park, Downshire Primary School and much, much more, makes it a popular choice for many.

Reception Hall

Entrance door with glazed fan light window over, porcelain tiled flooring, alarm system.

Cloaks / WC

Low level WC, wash hand basin, tiled flooring and fully tiled walls, extractor fan.

Living Room

16'8" x 11'9" (5.08m x 3.58m)
Feature cast iron fireplace with open fire and granite hearth, wooden flooring, bi-folding frosted glazed doors to dining, sliding sash double glazed windows to front.

Luxury Fitted Kitchen/ Dining Open Plan

19'11" x 10'10" (6.07m x 3.3m)
An exceptional range of contemporary fitted high and low level cabinets, glazed displays, granite work tops, plus panelled and granite splash backs, inlaid ceramic Edinburgh sink unit, mixer tap, Range master cooker with 5 ring gas hob and double electric ovens and grill. glazed pull down glazed top, integrated dishwasher and built-in fridge/ freezer, plumbed for washing machine, over head extractor fan and light, recessed lighting, concealed under lighting. Recently installed Combi gas fired boiler, January 2024. portable hand held Thermostat heating controls to move from room or floor of your choice. Porcelain tiled flooring open to dining area.

Sun Room

13'4" x 10'7" (4.06m x 3.23m)
Open archway from dining area, porcelain tiled flooring, feature vaulted ceiling and windows with feature wood burning stove with twin lined flue. French doors to rear.

First Floor Landing

Built-in linen cupboard.

Master Bedroom

17'2" x 11'5" (5.23m x 3.48m)
Sash windows.

En-suite Shower

Recently refurbished with glazed shower cubicle and controlled Grohe shower, rain shower drencher head, pvc panelling, low level tray basin, tiled flooring, wash hand basin with vanity unit, low level WC, wall mirror with concealed lighting and heat unit. Chrome towel rail, sliding sash double glazed window. extractor fan, recessed lighting.

Bedroom 2

12'4" x 10'9" (3.76m x 3.28m)
Views over rear garden.

Walk-in Dressing Room

8'3" x 7'6" (2.51m x 2.29m)
Tilt and turn window.

2nd Floor landing

Bedroom 3

16'7" x 10'9" (5.05m x 3.28m)
Double windows to front.

Bedroom 4

19'10" x 10'10" (6.05m x 3.3m)
Double windows to rear.

Family Bathroom Suite

White suite comprising panelled bath, wash hand basin, low level WC, separate shower cubicle with controlled shower, tiled flooring and fully tiled walls, extractor fan.

Southerly Facing Walled Gardens

Laid in block paviors, outside shed, and mature Wisteria and Virginia creeper draping over brick walls. Enclosed and private.

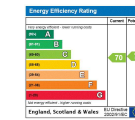
Note

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All Measurements
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Laser Tape Clause



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