

TEMPLETON  
ROBINSON



12 Royal Park Avenue,  
Hillsborough,  
BT26 6SL

Offers Over  
£595,000

Viewing by  
appointment with  
& through agent  
028 90 663030



A Georgian style, beautifully presented detached home occupying a generous site with excellent access to main local amenities in Royal Hillsborough. The Village is a short walk away with various; cafes, restaurants, bars, shops, boutiques and the Park and Lake only a couple of minutes away.

Internally the house is finished to a high standard throughout with; hand painted kitchen, high ceilings, cornicing, solid wood floors, hand painted kitchen and a range of bespoke fitted furniture. The accommodation is well balanced with formal lounge and home office/sitting room to the front and modern fitted kitchen, dining room and sun room to the rear. There is a downstairs wc and utility room. On the first floor there are four well

proportioned, double bedrooms with a range of built in furniture, two with ensembles and family bathroom.

The walled garden to the rear is delightful and has lawns, beds in shrubs and bushes and paved patio area, they are thoughtfully designed to compliment this fine house. There is driveway parking for four cars and a semi-detached garage.

Situated a short walk from the historic Royal Hillsborough village, castle and lake, there is also easy access for the commuter to the A1 Dublin bound dual carriage way and M1 motorway for access to Lisburn and Belfast city centres or heading to the South.



- Georgian Style Four Bedroom Home Walking Distance of Royal Hillsborough Village
  - Spacious Entrance Hall and Cloakroom/wc
  - Lounge with Feature Fireplace and Solid Wood Floor
  - Home Office or Sitting Room with Bespoke Built in Furniture
  - Modern Fitted Kitchen Open Plan to Dining Room
  - Double Doors to Sun Room with Access to Delightful Walled Garden
    - Utility Room
- Four Well Proportioned Double Bedrooms with Bespoke Built in Robes, Two With Ensuite Shower Rooms
  - Modern Bathroom
  - Oil Fired Central Heating / Sash Double Glazed Windows
  - Driveway Parking for Four Cars and Semi-Detached Garage
- Delightful, Landscaped Walled Gardens with Lawns, Beds in Shrubs, Trees and Bushes and Paved Patio Area, Front Gardens with Lawns and Manicured Bushes & Trees
- Walking Distance of the Historic Royal Hillsborough Village and Lake, Many Amenities Including; Cafes, Bars, Restaurants, Boutiques and Shops

The Property Comprises:

## Ground Floor

Hardwood front door with glazed side and fan light to . . .

ENTRANCE HALL: Polished maple floor, cornice ceiling, understairs storage.



CLOAKROOM/WC: White suite comprising low flush wc, 'Kohler' wash hand basin, tiled splashback, polished maple floor.

LOUNGE: 16' 7" x 12' 0" (5.05m x 3.66m) (at widest points) Ornate carved wood fireplace with cast iron inset and marble hearth, gas coal effect fire, polished maple floor, cornice ceiling.



Glazed doors from hall to . .

HOME OFFICE/SITTING ROOM: Bespoke fitted shelving and units, feature fireplace with electric inset, cornice ceiling.



MODERN FITTED KITCHEN AND CASUAL DINING ROOM: 23' 5" x 12' 8" (7.14m x 3.86m) (at widest points) Hand painted range of high and low level units, walnut work surfaces, glazed display cabinets, Belfast sink, pull out built-in matching island unit with polished marble worktops, curved breakfast bar and pull out bar stools, integrated Neff gas eye level oven, dishwasher and fridge freezer, stainless steel extractor fan, tiled splashback, slate tiled floor, cornice ceiling.





Glazed doors to . . .

SUN ROOM: 12' 5" x 12' 1" (3.78m x 3.68m) (at widest points) Slate tiled floor, cornice ceiling, glazed door to rear.



UTILITY ROOM/BOOT ROOM: Units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, slate tiled floor, cornice ceiling, door to rear.

First Floor

LANDING: Hotpress, access to roofspace.



BEDROOM (1): 13' 3" x 11' 11" (4.04m x 3.63m) (at widest points) Low voltage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, rectangular wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, low voltage spotlights, chrome heated towel rail.



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BEDROOM (2): 12' 7" x 11' 0" (3.84m x 3.35m) (at widest points) Bespoke fitted furniture with robes, drawers and feature window seat, halo ceiling with concealed lighting.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, wet room style recessed shower, extractor fan, halo ceiling with concealed lighting.



BEDROOM (3): 12' 4" x 12' 0" (3.76m x 3.66m) Low voltage spotlights, bespoke fitted robes, drawers and storage.





BEDROOM (4): 12' 2" x 9' 2" (3.71m x 2.79m) Low voltage spotlights.



FAMILY BATHROOM: Heritage style suite comprising low flush wc, pedestal wash hand basin, tiled splashback, free standing roll top bath and Victorian style chrome tap and shower attachment, luxury tiling.



## Outside

Landscaped front gardens in lawns with beds in shrubs and trees.

Driveway parking for 4 cars to . . .

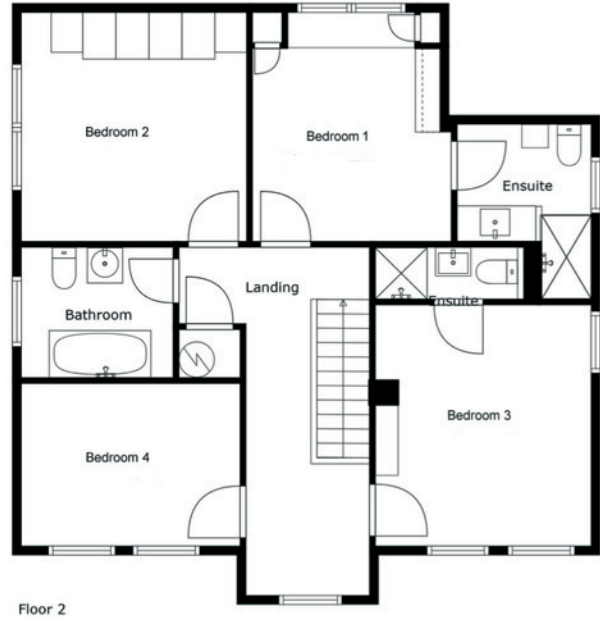
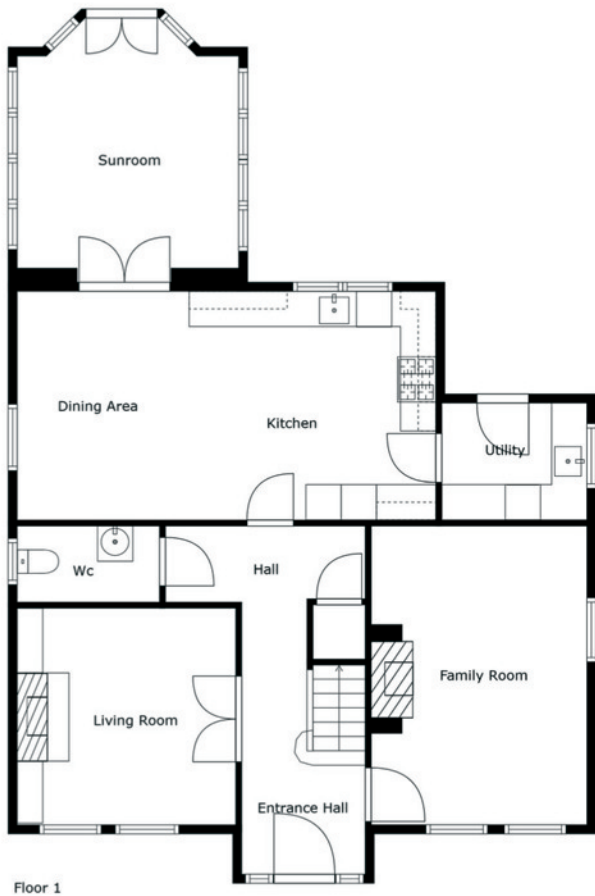
DETACHED GARAGE: 20' 1" x 11' 8" (6.12m x 3.56m) Up and over door, oil fired boiler, power and light.

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Delightful enclosed walled garden laid in lawns with well stocked beds, two paviour patio areas (one with stone built fire pit) ideal for entertaining and offering privacy. Concealed bin store. Outside light and tap. uPVC oil tank.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling through the centre of Hillsborough along Main Street turn right onto the Moira Road, Royal Park Lane is on the left hand side and Royal Park Avenue is at the end on the right hand side.

**Energy Rating**

Epc Type: Domestic  
 Current: D58  
 Potential: D61  
 EPC Landmark Code: 2742-1150-8300-8178-8117  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	58	61
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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

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