

For Sale

Offers Over: £495,000

SimonBrien



10 Ladyhill Court,
Hillsborough, BT26 6TF

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KEY FEATURES

- Superb Semi-Detached Family Home Set Within A Much Sought After Development On The Periphery Of Royal Hillsborough Village
- Exceptionally Well Proportioned & Beautifully Presented Family Accommodation
- Five Bedrooms
- Dressing Room off Principal Bedroom
- Generous Living Room
- High Quality Fitted Kitchen open to Living/Dining Areas
- Separate Utility Room
- Luxury Family Bathroom, Ensuite & Downstairs Cloakroom
- Oil Fired Central Heating
- PVC Double Glazed Sash Windows
- Alarm System
- High Quality Of Finish Throughout
- Generous Driveway Parking & Detached Matching Brick Garage
- Stunning Garden Room [Ideal for Home Office/Gym]
- Enclosed Rear Garden In Lawns and Patio
- Short Stroll From Hillsborough With Its Range Of Amenities, Shops, Pubs, Restaurants and Forest Park
- Motorway Networks & Sprucefield Shopping Centre Close By
- Viewing Strong Recommended By Private Appointment

DESCRIPTION

The Lady Hill Court development has consistently proved popular in recent years to a range of purchasers who appreciate the convenience of Hillsborough Village with its vast array of local amenities including many specialist shops, bars, restaurants, with Sprucefield Shopping Centre, Belfast City Centre, and motorway networks close by.

This particular semi-detached family home has exceptionally well proportioned and beautifully presented accommodation comprising of five generous bedrooms [principal bedroom with dressing room], spacious living room, together with modern fully fitted kitchen open to casual living and dining areas with high quality family bathroom and ensuite.

In addition the property benefits from a pleasant enclosed rear garden with views, detached garage, generous driveway parking and stunning garden room which would be ideal as a home office/gym

Likely to be of interest to the professional couple or young family within the area viewing is by appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood Door to Entrance Hall

CLOAKROOM:

Low flush WC, wash hand basin



LIVING ROOM:

18' 9" x 12' 3" (5.72m x 3.73m)

Electric fire, laminate floor



UTILITY ROOM:

7' 9" x 5' 5" (2.36m x 1.65m)

High and low level units, inset sink, plumbed washing machine



**KITCHEN/LIVING/DINING:
23' 2" x 19' 8" (7.06m x 5.99m)**

Kitchen – High and Low Level units, inset sink, recess for cooker and fridge freezer, integrated dishwasher

Living Area – access to rear garden



FIRST FLOOR

**BEDROOM:
12' 0" x 10' 8" (3.66m x 3.25m)**



**BEDROOM:
13' 7" x 9' 7" (4.14m x 2.92m)**



BEDROOM:
12' 9" x 9' 8" (3.89m x 2.95m)



BEDROOM:
8' 7" x 8' 1" (2.62m x 2.46m)



BATHROOM:
Panelled bath, mixer taps, separate shower enclosure, low flush WC, wash hand basin

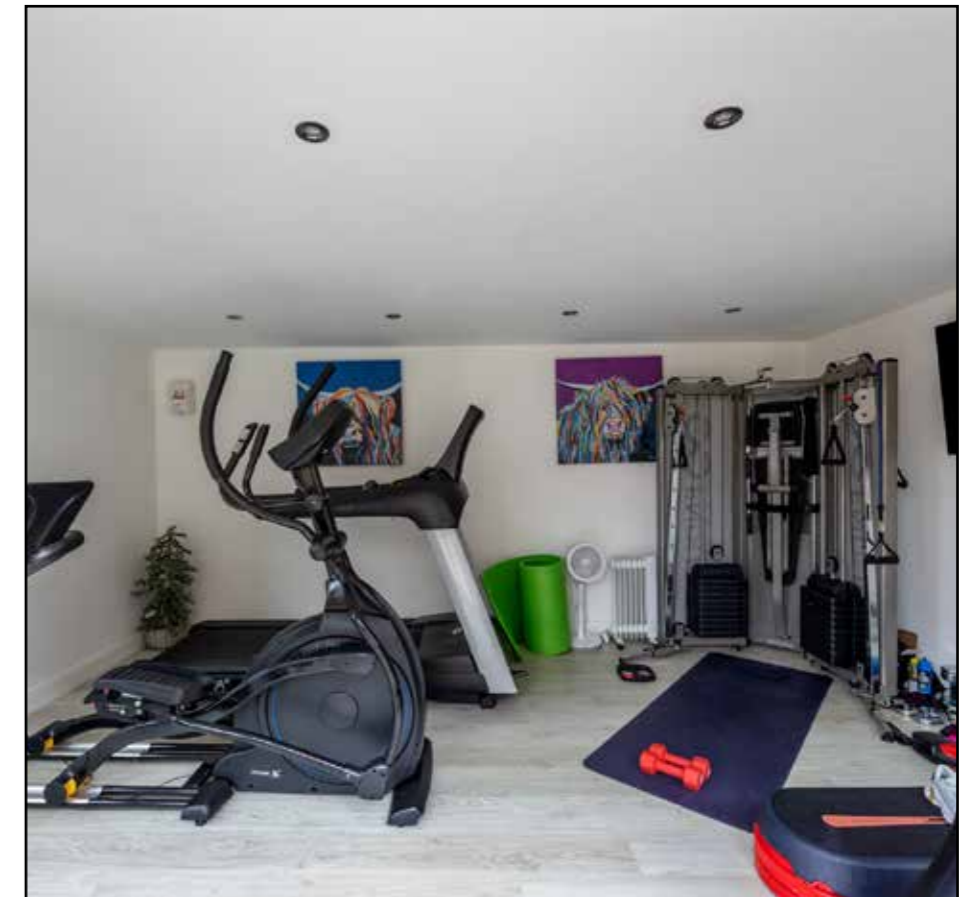


OUTSIDE

Enclosed rear garden, lawns and patio, generous driveway parking

GARDEN ROOM:
15' 7" x 9' 8" (4.75m x 2.95m)

DETACHED GARAGE:
18' 9" x 13' 4" (5.72m x 4.06m)
Remote roller door, light and power, oil fired Boiler





VALUER

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