



7 HERMITAGE, CULCAVY, ROYAL HILLSBOROUGH, BT26 6RJ

- A Well Presented Semi Detached Property Occupying A Pleasant Cul De Sac Setting Within This Popular Residential Location Convenient To Royal Hillsborough
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door
- Lounge With Decorative Wooden And Marble Fireplace Plus Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms (One With Built In Robes With Sliding Doors And Fitted Interior)
- Bathroom With White Suite Including Mira Sprint Electric Shower
- Front Garden Laid In Lawn With Tarmac Driveway

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E46

REF: DL131124SR

- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with double glazed side panels. Storage under stairs.

LOUNGE:

15' 0" x 11' 10" (4.56m x 3.60m)

Decorative wooden and marble fireplace with open fire. Back boiler. Laminated timber floor.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

18' 0" x 10' 0" (5.48m x 3.05m)

Range of high and low level units. Round edge work surfaces. Integrated Hotpoint double oven. Integrated Hotpoint hob. Integrated fridge freezer. Concealed extractor unit. Double bowl stainless steel sink unit with mixer tap. Part tiled walls. Mahogany effect PVC double glazed door to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

13' 0" x 10' 0" (3.97m x 3.06m)

Measurements taken to widest points.



BEDROOM (2):

12' 0" x 10' 0" (3.66m x 3.06m)

Measurements to include built in robes with sliding doors and fitted interior.



BEDROOM (3):

8' 4" x 7' 6" (2.54m x 2.29m)

Measurements to include built in storage.

BATHROOM:

White suite. Panelled bath with mixer tap and Mira Sprint electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Separate hotpress on landing.



OUTSIDE

Front garden laid in lawn with tarmac driveway. Paved path to entrance door. Enclosed rear garden laid in lawn with paved patio area. Outside tap and light. PVC oil storage tank.



DETACHED GARAGE:

18' 11" x 9' 1" (5.77m x 2.78m)

Up and over door. Light and power. Plumbed for washing machine. Oil fired boiler.



DIRECTIONS

From Culcavy Road turn onto Aghnatrisk Road. Turn left into Hermitage. Take the first right into the cul de sac. Number 7 is on the right.

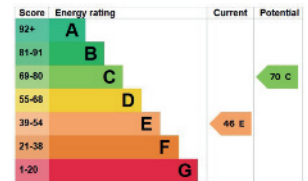
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

TENURE:

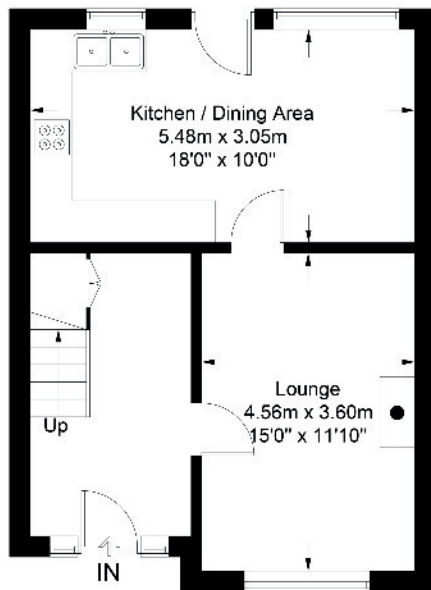
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

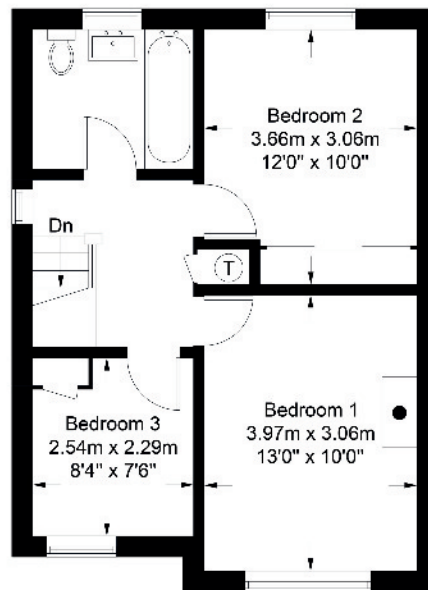
For period April 2024 to March 2025 £913.50



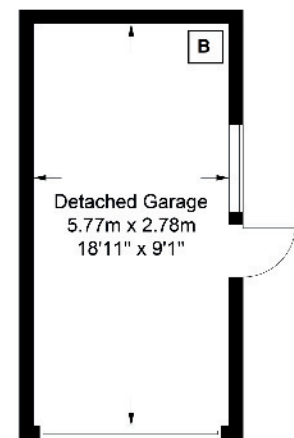
7 Hermitage



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1145215)

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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