



12 ASHVALE HEIGHTS, ROYAL HILLSBOROUGH, BT26 6DJ



- A Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Royal Hillsborough Village
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door
- Lounge With Decorative Wooden And Granite Fireplace
- Dining Area Open Plan To Lounge
- Kitchen With Integrated Appliances
- Three Bedrooms (Two With Built In Storage)
- Shower Room With Thermostatic Shower And Chrome Finish Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £214,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E52

REF: DLI20225SR

- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed Rear Patio Garden Laid In Paving
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- 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:

12' 4" x 11' 11" (3.77m x 3.64m)

Decorative wooden and granite fireplace with coal effect electric fire. Bow window. Open plan to dining area.



DINING AREA:

10' 9" x 8' 9" (3.27m x 2.66m)

Open plan to lounge. PVC double glazed double doors to rear patio garden.



KITCHEN WITH INTEGRATED APPLIANCES:

10' 9" x 9' 5" (3.27m x 2.87m)

Range of high and low level units. Round edge work surfaces. Integrated Bosch oven and hob. Integrated fridge freezer. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Part tiled walls. Tiled floor. PVC double glazed door to rear patio garden.



FIRST FLOOR

BEDROOM (1):
12' 4" x 10' 2" (3.76m x 3.10m)



BEDROOM (2):
10' 9" x 9' 3" (3.28m x 2.82m)
Built in storage.



BEDROOM (3):
8' 10" x 8' 0" (2.69m x 2.44m)
Measurements to include built in storage.



SHOWER ROOM:

Quadrant shower cubicle with thermostatic shower. Vanity unit with wash hand basin and swan neck mixer tap. Close couple low flush wc. Chrome finish heated towel rail. PVC panelled walls. Tiled floor. Hotpress.



OUTSIDE

Front garden laid in lawn with mature trees and shrubbery. Tarmac driveway. Enclosed rear patio garden laid in paving. PVC oil storage tank. Boiler house with oil fired boiler. Outside tap and light.



DETACHED GARAGE:

19' 5" x 10' 5" (5.91m x 3.17m)

Up and over door. Light and power. Built in units with work surface. Plumbed for washing machine.



DIRECTIONS

From Ballynahinch Road turn into Kilwarlin Way. Turn left onto Ashvale Drive then left onto Ashvale Heights. Number 12 is on the right.

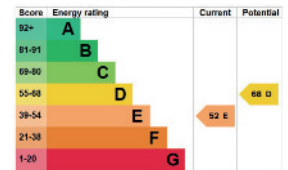
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

TENURE:

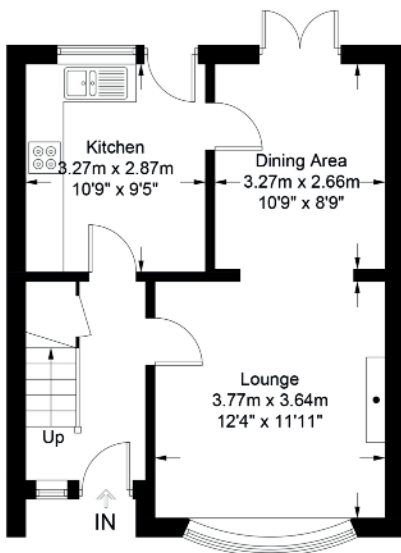
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

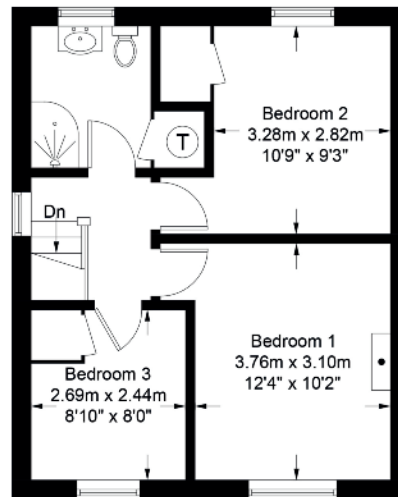
For period April 2024 to March 2025 £1,087.50



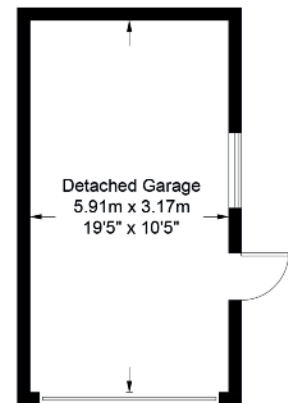
12 Ashvale Heights



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1165660)

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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