

TEMPLETON
ROBINSON



12 Drumlough Road,
HILLSBOROUGH,
BT26 6PY

Offers Around
£595,000

Viewing by
appointment with
& through agent
028 9266 1700



12 Drumlough Road provides an excellent opportunity to acquire a spacious detached bungalow on the outskirts of Hillsborough occupying a private elevated site with an additional five acres of prime agricultural land and outbuildings. The property provides ease of access for the city commuter to Belfast City Centre and Hillsborough Village and is within striking distance of Lisburn City Centre with a range of local amenities including many popular restaurants, shops and leading local schools.

Internally this property provides a vast range of flexible living accommodation which is rarely found in a detached bungalow and will cater to every possible buyer. Internally the property consists of five well-appointed bedrooms, main bedroom with en-suite shower room, a newly fitted luxurious family bathroom, separate study, dining room, family room, lounge, wrap around balcony, kitchen diner and a utility room.

Externally, the property provides a double entry with entrance pillars, spacious tarmac driveway to forecourt parking and mature well-maintained gardens in spacious lawns with a variety of shrubs, trees and plants. To the rear there is an extensive concrete yard area providing excellent access and on-site parking, a large detached workshop / outbuilding, additional well maintained lawn areas and an additional five acres of prime agricultural land. The property further benefits from oil fired central heating, UPVC double glazing throughout and an integral double garage.

Providing stunning uninterrupted views of rolling countryside from an elevated private position on the outskirts of Hillsborough, this property must be seen to be appreciated. We recommend viewing at your earliest convenience.

- Well Presented Five Bedroom Detached Bungalow on the Outskirts of Hillsborough
 - Additional Five Acres of Prime Agricultural Land and Outbuilding Included
 - Elevated Private Site with Panoramic Views of Rolling Countryside
- Ease of Access to Local Leading Schools, Belfast International Airport and Belfast City Airport
 - Excellent Transport Links to Belfast, Hillsborough, Lisburn and Banbridge
- Five Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
 - Grand Entrance Hall Leading to Dining Room
 - Lounge and Separate Family Room Leading to a Wrap Around Balcony
 - Kitchen Diner Leading to a Utility Room
 - Separate Study / Office
 - Newly Fitted Family Bathroom with Modern White Suite
 - Extensive Driveway with Space for Several Cars, Boat or Mobile Home
- Concrete Yard to Rear Leading to Integral Double Garage and Separate Extensive Outbuilding / Workshop
 - Surrounding Patio Areas Ideal for Outdoor Entertaining
- Mature Private Gardens Laid in Lawns with Array of Shrubs, Trees and Plants
 - Oil Fired Central Heating and UPVC Double Glazing Throughout
 - Early Viewing Highly Recommended



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The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Hardwood glazed front door to . . .

RECEPTION HALL: Feature pattern tiled floor, dual aspect windows, French doors into . . .

INNER HALLWAY: Tiled floor.

LOUNGE: 23' 4" x 23' 0" (7.11m x 7.01m) Art deco style fireplace and hearth, high vaulted wooden panelled ceiling, doors leading to wrap-around balcony, space for casual dining.



DINING ROOM: 19' 0" x 12' 10" (5.79m x 3.91m) Tiled floor, fireplace inset, outlook to front.



LIVING ROOM: 16' 3" x 13' 6" (4.95m x 4.11m) Feature fireplace with Portugese limestone surround and slate hearth with wood burning stove.



KITCHEN/DINING AREA: 17' 3" x 11' 1" (5.26m x 3.38m) Range of high and low level units, laminate worktops, sink with side drainer and taps, built-in dishwasher, built-in fridge freezer, picture window, laminate flooring, tiled walls.



UTILITY ROOM: 11' 1" x 8' 7" (3.38m x 2.62m) Range of high and low level units, worktops, plumbed for washing machine and tumble dryer, laminate flooring. Doorway to rear hallway/boot room.

BEDROOM (1): 16' 3" x 9' 8" (4.95m x 2.95m)

ENSUITE SHOWER ROOM: 8' 6" x 8' 2" (2.59m x 2.49m) White suite comprising low flush wc with push button, pedestal wash hand basin with chrome taps, corner shower cubicle with glass sliding door, electric shower with telephone attachment.



BEDROOM (2): 16' 3" x 9' 8" (4.95m x 2.95m)



BEDROOM (3): 11' 1" x 10' 8" (3.38m x 3.25m)



BEDROOM (4): 11' 1" x 10' 5" (3.38m x 3.18m)



BEDROOM (5): 10' 7" x 9' 8" (3.23m x 2.95m)



STUDY: 7' 9" x 5' 9" (2.36m x 1.75m) Range of built-in storage and worktops with picture window, cornice ceiling.



BATHROOM: 9' 7" x 9' 5" (2.92m x 2.87m) White suite comprising low flush wc, pedestal wash hand basin with brass taps, free standing with free standing shower head and brass taps, part tiled walls, tiled floor, corner shower with fixed glass door and soakaway shower tray, fully tiled shower enclosure with chrome thermostatic control valve and telephone attachment, rainfall headset, low voltage recessed spotlights, extractor fan, picture window.



Outside

INTEGRAL DOUBLE GARAGE:

LARGE WORKSHOP/OUTBUILDING:

WRAP-AROUND BALCONY: uPVC double glazed windows surrounding, laminate wood effect flooring.

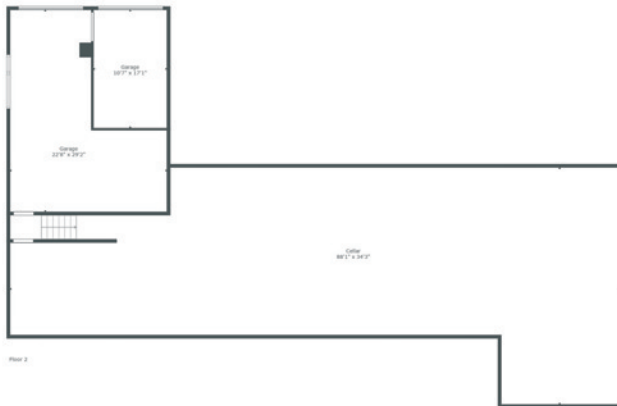
Surrounding patio areas, mature gardens laid in lawns to front, side and rear. Tarmac driveway with double entry, ample private parking. Coal bunker and storage room. Additional 5 acres of agricultural land.



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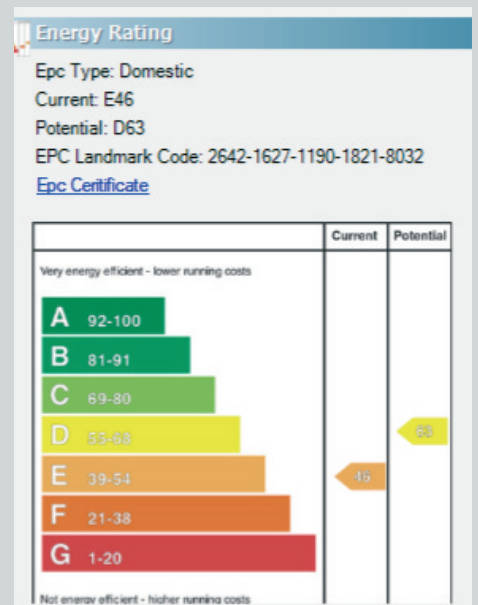




TOTAL: 5110 sq. ft
 FLOOR 1: 0 sq. ft, FLOOR 2: 2144 sq. ft, FLOOR 3: 2966 sq. ft
 EXCLUDED AREAS: UNDEFINED: 1234 sq. ft, OUTBUILDING: 1165 sq. ft, GARAGE: 652 sq. ft,
 ENTRANCE PORCH: 59 sq. ft, SCREENED PORCH: 46 sq. ft

Location:

12 Drumlough Road is located between the Dromara Road and Clogher Road, Hillsborough.



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

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