



This attractive extended semi detached property is situated in a prime end of cul-de-sac location within this popular development which is convenient to many local amenities in the delightful historic village of Hillsborough whilst remaining within comfortable commuting distance of many parts of the province including Belfast, Lisburn and the main arterial route to Dublin. The property offers spacious accommodation which is immaculately presented by the current owners and is perfectly complemented by the private rear garden with sheltered timber decked sitting area. Offering superb value for money in a delightful location, viewing is highly recommended.

Offers Over
£189,950

49 Eglantine Park,
Culcavy,
Hillsborough,
BT26 6HL

Viewing by
appointment with
& through agent
028 9266 1700

- Beautifully Presented & Extended Semi Detached Property In A Popular Modern Development
- Good Sized Lounge With Feature Cast Iron Multi Fuel Burning Stove
- Separate Dining Room
- Luxury Fitted Kitchen Open Plan To Dining Area / Separate Utility Room
- 4 Well Proportioned Bedrooms Including Master With Ensuite Shower Room & Walk In Robe
- Family Bathroom / Ground Floor Cloakroom With WC
- Immaculate Presentation Throughout
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Front Garden & Enclosed Private Rear Garden With Timber Decked Sitting Area
- Detached Garage & Additional Driveway Parking
- Convenient To A Range Of Amenities In The Picturesque Village Of Hillsborough
- Comfortable Commuting Distance Of Many Parts Of The Province Including Belfast & Lisburn

The Property Comprises:

Ground Floor

uPVC double glazed front door with glazed inset and side windows to...

ENTRANCE HALL: Wood flooring, low voltage spotlighting. Understairs cloaks area.

LOUNGE: 16' 10" x 13' 3" (5.13m x 4.04m) Feature cast iron multi fuel burning stove with slate hearth, low voltage spotlighting.



DINING ROOM: 13' 8" x 11' 5" (4.17m x 3.48m) Attractive oak fireplace with granite hearth, wood flooring, cornice ceiling.



LUXURY FITTED KITCHEN OPEN PLAN TO DINING AREA: 17' 6" x 11' 4" (5.33m x 3.45m) Range of high and low level gloss units with work surfaces, 1.5 basin single drainer stainless steel sink unit with mixer tap, space for combined LPG Gas / Electric Range Cooker/Oven with stainless steel splashback and extractor fan, concealed lighting, low voltage spotlighting, laminate tiled effect floor, integrated dishwasher. Double glazed sliding doors to rear.



INNER HALLWAY: External access via uPVC double glazed door.

UTILITY ROOM: 7' 10" x 6' 5" (2.39m x 1.96m) Range of high and low level units with work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, Extractor fan.

CLOAKROOM: Comprising low flush wc, pedestal wash hand basin with splash tiling.

First Floor

LANDING: Access to roofspace, low voltage spotlighting, cornice ceiling.

BEDROOM (1): 17' 5" x 13' 3" (5.31m x 4.04m) Walk in robe/storage.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with Mira shower, chrome heated towel rail, extractor fan, velux window.



BEDROOM (2): 11' 2" x 9' 2" (3.4m x 2.79m)



BEDROOM (3): 13' 10" x 9' 1" (4.22m x 2.77m) Laminate wood effect floor.



BEDROOM (4): 9' 6" x 8' 0" (2.9m x 2.44m) (at widest points). Built in storage.



BATHROOM: White suite comprising fully tiled P-shaped bath with fully pumped modern thermostatic overhead shower with additional spray hose, low flush wc, pedestal wash hand basin with feature floor to ceiling splash tiling, chrome heated towel rail, low voltage spotlighting, airing cupboard, extractor fan.





Outside

Quiet end of cul-de-sac location.

Front garden in lawns with loose stone boundary and boundary hedge.

Tarmac driveway with parking for several cars and leading to....

DETACHED GARAGE: 18' 4" x 11' 2" (5.59m x 3.4m) Roller shutter door, power and light, high efficiency Grant Vortex condensing type oil fired boiler

Enclosed and private rear garden in lawns with boundary trees and fence.

Sheltered timber decked sitting area and feature loose stone steps.

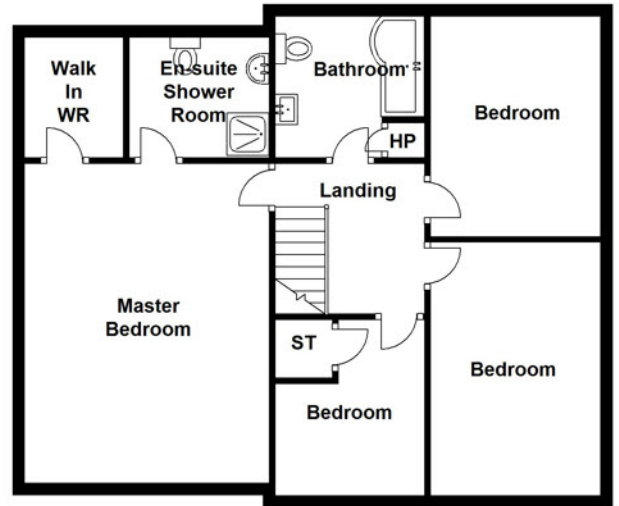
Ground Floor

Approx. 79.6 sq. metres (856.9 sq. feet)



First Floor

Approx. 73.5 sq. metres (791.6 sq. feet)

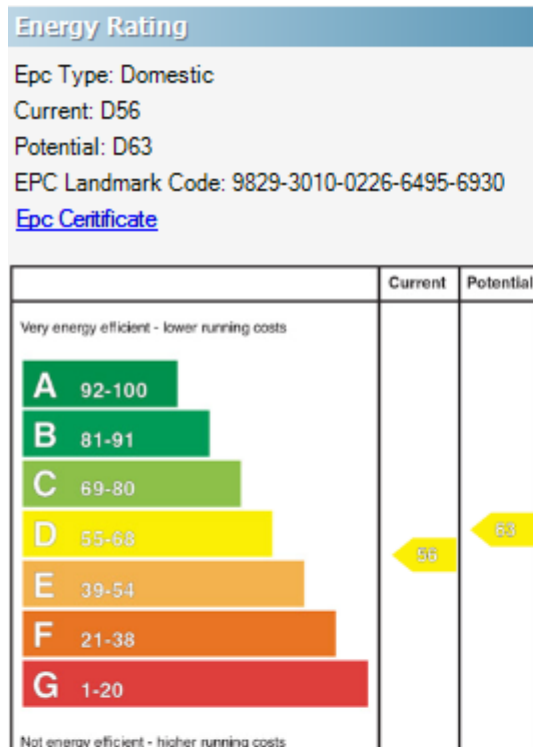


Total area: approx. 153.2 sq. metres (1648.5 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Location:

On entering Hillsborough, turn right at G.S. Motor Cycles onto Culcavy Road, continue under motorway bridge to the crossroads at Culcavy and turn right, Eglantine park is then on the right hand side. Alternatively heading from sprucefield to Hillsborough turn right across the carriageway before the Hillsborough roundabout on to Harrys Road and Eglantine Park is on the left hand side just before the crossroads.



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