



A fantastic opportunity to acquire a superb detached family home occupying a prime site at the end of a small exclusive cul-de-sac. Set in this much sought after area of Royal Hillsborough within easy walking distance of shops, pubs, restaurants and visitor attractions to include Hillsborough Forest Park and Castle Gardens within Royal Hillsborough. Furthermore great road connections via A1 & M1 road links make Belfast and beyond easily accessible.

Extremely well presented throughout and incorporating well proportioned internal accommodation and boasting a private rear garden this impressive property will appeal to a cross-section of discerning purchasers seeking a top quality family home.

Early viewing is highly recommended.

Offers Around
£349,950

20 Windsor Hill,
HILLSBOROUGH,
BT26 6RL

Viewing by
appointment with
& through agent
028 9266 1700



- Spacious Detached Family Home in a Popular Modern Cul De Sac Development
- Lounge with Attractive Fireplace and feature Bay Window
- Luxury Kitchen Diner with high end appliances open to Living Room with wood burning stove
- Ground Floor bathroom with modern white suite
- Ground Floor third bedroom/study
- Oil Fired Central Heating
- uPVC double glazed windows, fascias and soffits
- Large driveway to front with parking for multiple vehicles
- Detached Single Garage
- Two well-proportioned first floor bedrooms (principal with ensuite shower room)
- Landscaped and private rear garden
- Just minutes walk into the the village of Royal Hillsborough
- Ease of commute to Belfast, Dublin and beyond along A1/M1 carriageway
- Recent sales have been extremely popular and early viewings are recommended

The Property Comprises:

Ground Floor

ENTRANCE HALL: uPVC double glazed door with matching side panels, ceramic tiled wood look floor tiling recessed spot lighting, hot press off, separate cloakroom off.



LOUNGE: 14' 1" x 15' 1" (4.29m x 4.6m) Feature mahogany fire place and feature bay window to front.



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KITCHEN DINER : 14' 0" x 14' 7" (4.27m x 4.44m) Continuation of ceramic tiled wood look flooring, range of high and low level units with granite worktops. Integrated Bosch twin electric oven, microwave and Bosch 'Bean to Cup' coffee machine, CDA integrated dishwasher and fridge freezer. Integrated Candy washing machine, 5 ring gas hob, recessed spot lighting.



FAMILY ROOM: 17' 6" x 9' 10" (5.33m x 3m) Wood burning stove on slate hearth to living area, glazed patio doors out to rear.





BATHROOM: 6' 3" x 8' 7" (1.91m x 2.62m) Ceramic tiled wood look floor, low flush WC, panel Jacuzzi style bath, ceramic tiled splashbacks, vanity sink unit and chrome heated towel rail.
BEDROOM (3): 11' 1" x 11' 9" (3.38m x 3.58m) Integrated mirrored sliderobe.



First Floor

LANDING: Access to roof space and recessed spot lighting

PRINCIPAL BEDROOM: 11' 4" x 15' 7" (3.45m x 4.75m) Fitted wardrobes by 'MK Units' and access into eaves storage.

ENSUITE SHOWER ROOM: Low flush WC, chrome heated towel rail, vanity sink unit, panelled corner shower cubicle with Mira sport electric shower.



BEDROOM (2): 10' 2" x 14' 1" (3.1m x 4.29m) Integrated wardrobe and access into eaves storage.



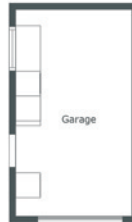
Outside

GARAGE: 9' 3" x 16' 4" (2.82m x 4.98m) Roller shutter door to front, power, light and plumbing for washing machine.

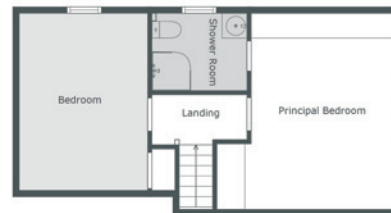
Front garden set in lawn with specimen tree planting, flagged path and steps to front. Generous tarmac driveway with space for multiple vehicles leading to detached single garage.

Fully enclosed, sheltered and private rear garden that enjoys the evening sun. Generous lawn with red brick wall border, flagged patio and path to rear and side. Outside tap and oil boiler.





Floor 1



Floor 2

Location:

When entering Granville Drive off Camreagh Road, turn right into Windsor Hill and take the first cul-de-sac on the right hand side. No.20 is located at the end at the top of the hill on the right hand side.

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 the period April 2023 to March 2024 £1,673.20

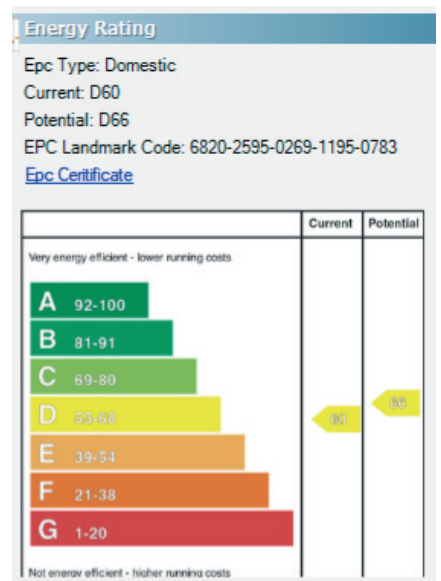
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