

**Tim Martin**  
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1 Kilwarlin Way  
Royal Hillsborough  
BT26 6AZ

Offers Around  
£225,000

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## SUMMARY

Beautifully presented and superbly located, this modern end terrace property occupies a generous corner site within walking distance of the historic and highly desirable Royal Hillsborough village.

The property is fitted with oil fired central heating and double glazing and is the perfect home for the first time buyer, young couple or growing family. The ground floor features a bright and welcoming lounge with a Stovax wood burning stove, perfect for those cosy evenings. The contemporary fitted kitchen includes a superb range of integrated appliances and opens into a spacious dining area, ideal for both everyday living and entertaining.

Upstairs, there are three excellent sized bedrooms, two of which benefit from built in wardrobes along with a bathroom complete with a stunning white suite.

Externally, the property continues to impress. A private driveway provides off street parking and leads to a detached garage with additional storage. The beautifully landscaped gardens to the front and rear are laid in lawn, complimented by a large, paved patio area, perfect for outdoor entertaining or simply relaxing with family and friends.

Royal Hillsborough is home to a wealth of local boutiques, coffee shops, pubs and restaurants as well as the ever popular Hillsborough Forest Park, boasting beautiful woodland walks and play park. For commuters, the M1 motorway network offers easy access to Belfast, Newry, and Dublin.

## FEATURES

- Beautifully Presented End Terrace Property Occupying a Spacious Corner Site Within This Popular Residential Development
- Bright and Spacious Lounge with Stovax Wood Burning Stove
- Contemporary Fitted Kitchen with Integrated Appliances Opening into the Dining Area
- Three Excellent Sized Bedrooms Including Two with Built in Wardrobes
- Bathroom Fitted with a Stunning White Suite
- Oil Fired Central Heating and Double Glazing
- Spacious Driveway Leading to the Detached Garage with Additional Storage
- Landscaped Front and Rear Gardens with Spacious Patio Area Boasting Excellent Entertaining Space
- Within Walking Distance to Royal Hillsborough Village and Hillsborough Forest Park
- Ease of Access onto the M1 Motorway Network Allowing for a Convenient Commute to Belfast, Newry and Dublin

## **Entrance Hall**

Glazed Pvc entrance door with matching side light; feature wall panelling; tiled floor; understairs storage cupboard; recessed spotlights; corniced ceiling.

## **Lounge**

**12'8 x 11'10 (3.86m x 3.61m )**

Beautiful inglenook style fireplace with Stovax wood burning stove on slate hearth; corniced ceiling.

## **Kitchen**

**19'3 x 10'10 (5.87m x 3.30m)**

Excellent range of modern high and low level cupboards and drawers with glazed display cupboards incorporating Franke 1½ tub stainless steel sink unit with swan neck mixer tap; integrated Hotpoint electric under oven with 4 ring ceramic hob with granite splashback; Nordmende extractor hood over; Nordmende dishwasher; Nordmede Fridge; granite worktops with matching upstands; recessed spotlights; tiled floor; glazed Pvc door to rear.

## **First Floor / Landing**

Hotpress with lagged copper cylinder; access to roofspace.

## **Bedroom 1**

**8'5 x 8'0 (2.57m x 2.44m )**

Feature wall panelling.

## **Bedroom 2**

**12'7 x 11'1 (3.84m x 3.38m)**

Feature wall panelling; built-in wardrobes with mirrored sliding doors; recessed spotlights.

## **Bedroom 3**

**12'8 x 8'6 (3.86m x 2.59m)**

Built-in wardrobes with mirrored sliding doors.

## **Bathroom**

**6'2 x 5'6 (1.88m x 1.68m )**

Stunning white suite comprising curved panel bath with pillar mixer tap; Aqualisa thermostatically controlled shower unit and wall mounted telephone shower attachment; curved glass shower screen; wall mounted wash hand basin with mixer tap; close coupled wc; part tiled walls; tiled floor; towel radiator; extractor fan.

## **Outside**

Driveway to the side leading to:-

## **Detached Garage**

**15'4 x 10'1 (4.67m x 3.07m)**

Up and over door; light and power points; utility area with plumbing for washing machine and tumble dryer; side access; open through to:-

## **Store**

**7'11 x 5'2 (2.41m x 1.57m)**

Light and power points; side access.

## Gardens

Front garden laid out in lawn; brick pavia pathway.

Enclosed rear gardens laid out in lawn; spacious paved patio area; brick pavia pathway; boiler house with Grant condensing boiler.

## Capital Rateable Value

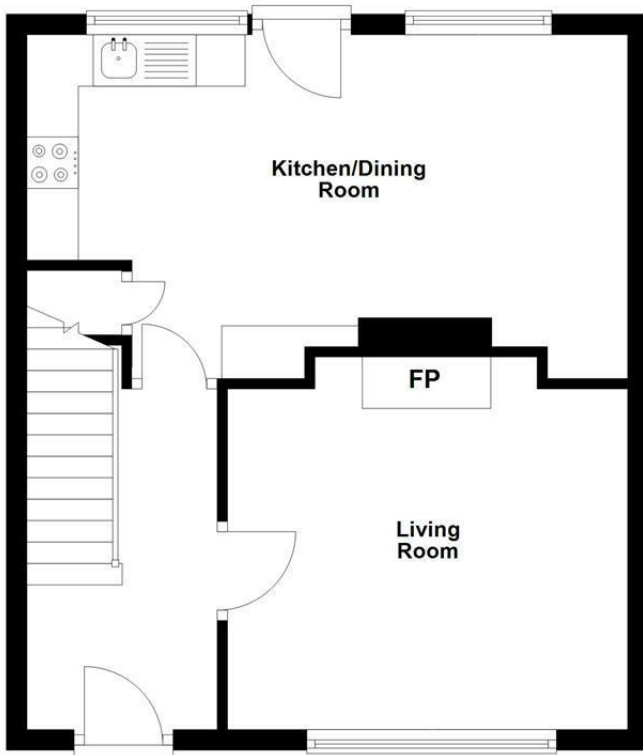
£105,000. Rates Payable = £1000 per annum (approx)

## Tenure

Leasehold. 999 years from 8 June 1982

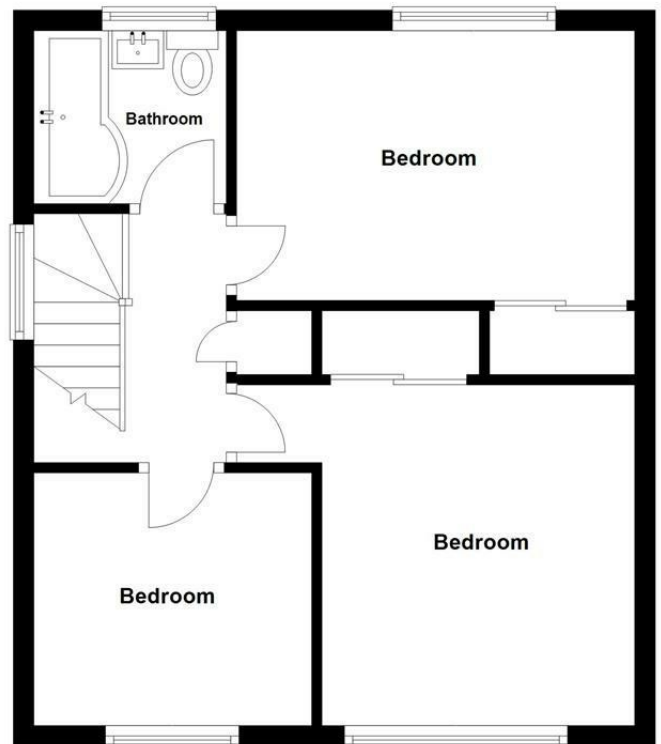
### Ground Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



### First Floor

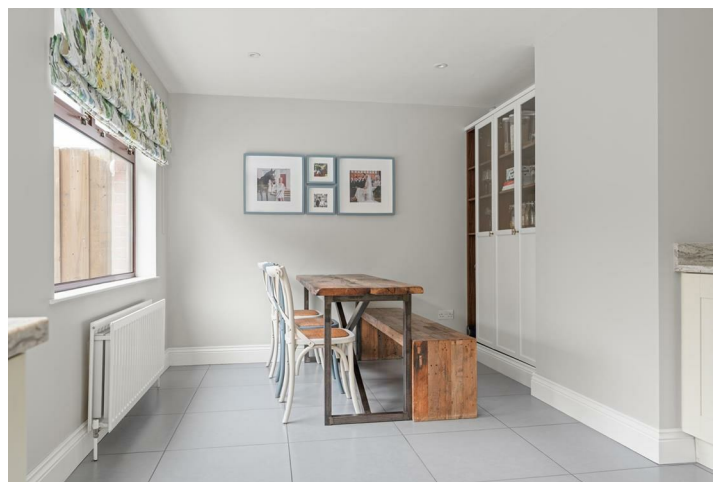
Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 76.3 sq. metres (821.0 sq. feet)

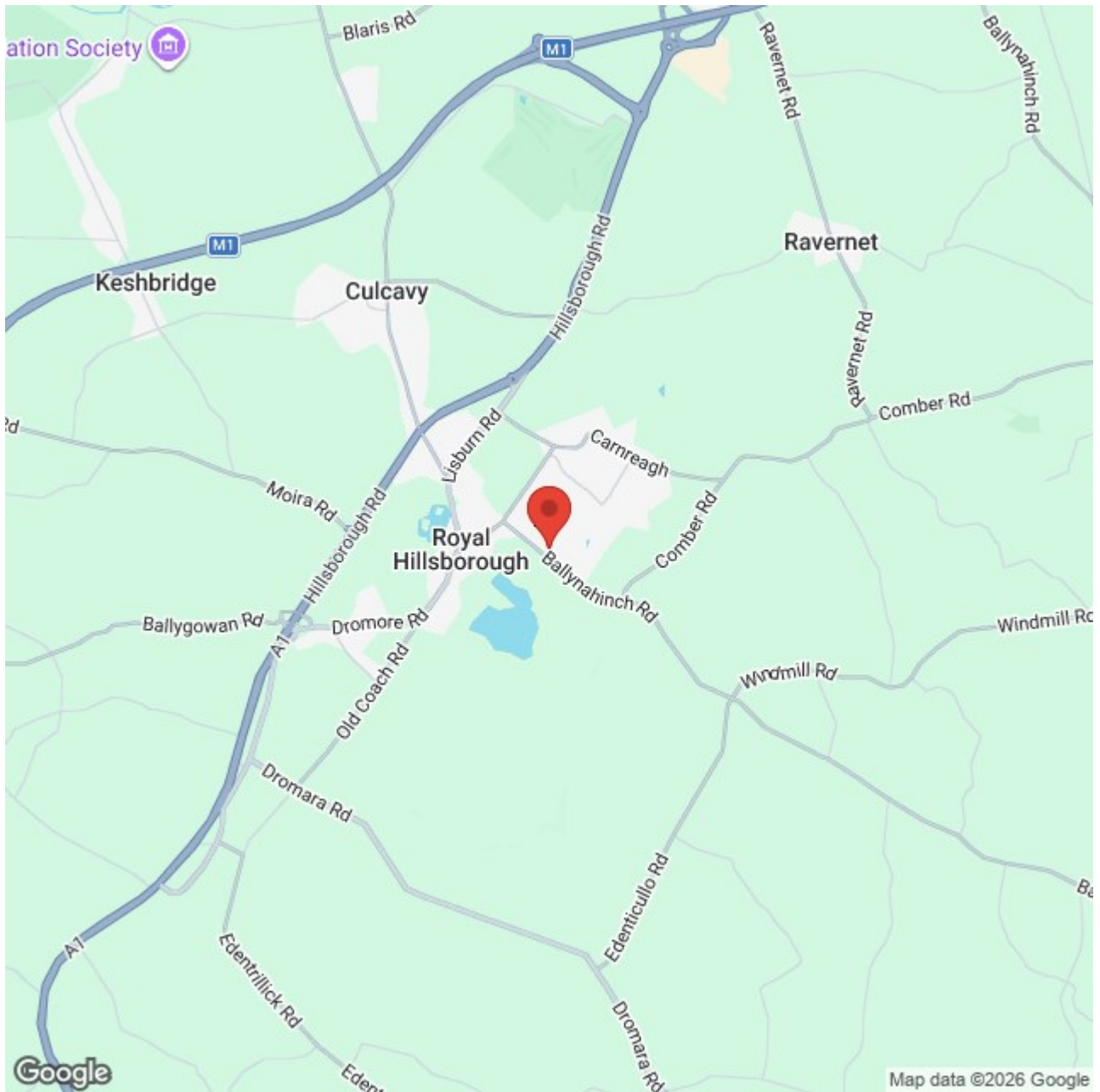
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**1 Kilwarlin Way, Hillsborough**









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	74

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