

15 Crombeg Court

Hillsborough BT26

Offers Around

£170,000

- Town house
- Living room
- Shower room
- Fantastic Location
- Beautifully presented
- Two bedrooms
- Kitchen/ Dining area
- Recently refurbished
- Large Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
48-54	E		
35-47	F		
2-34	G		
Not energy efficient - higher running costs			
Northern Ireland		64	68
EU Directive 2002/91/EC			

Located on the edge of the village, this most impressive and well presented town house is in a prime location within Royal Hillsborough village. Restaurants, shops, Health Centre, Community Activity Centre, tennis club, Hillsborough castle and Gardens are only a short stroll. It is a short drive away to the A1, M1 and Sprucefield shopping centre.

The property comprises entrance hall, living room with wood burning stove, fitted kitchen with dining area, two bedrooms and a shower room. Outside the property further benefits from a large corner site with decking area and garden laid out in lawn which backs onto a park. The property also has pvc double glazed windows, oil fired central heating and communal car parking.

This property is sure to appeal to many due its location, finish and garden. We would recommend early viewing.



Entrance Hall

PVC glazed front door leading to entrance hall. Stairs, to first floor.

Living Room

14'7" x 9'6"

Window to front, window to rear, fireplace with wood burning stove and granite hearth.

Kitchen/Dining Room

14'7" x 10'3"

Range of high and low level units incorporating stainless steel sink unit and a half, integrated oven and hob, stainless steel cooker hood with extractor fan, plumbed for washing machine, tiled flooring and part wall tiling. Window to rear, window to side, door to rear.

Store

Landing

11'5" x 5'9"
first floor.

Hotpress





Bedroom 1

15'0" x 9'8"

Front facing room. Window to front.

Wardrobe

Built in storage

Bedroom 2

7'2" x 10'8"

Front facing room. Window to front.

Shower Room

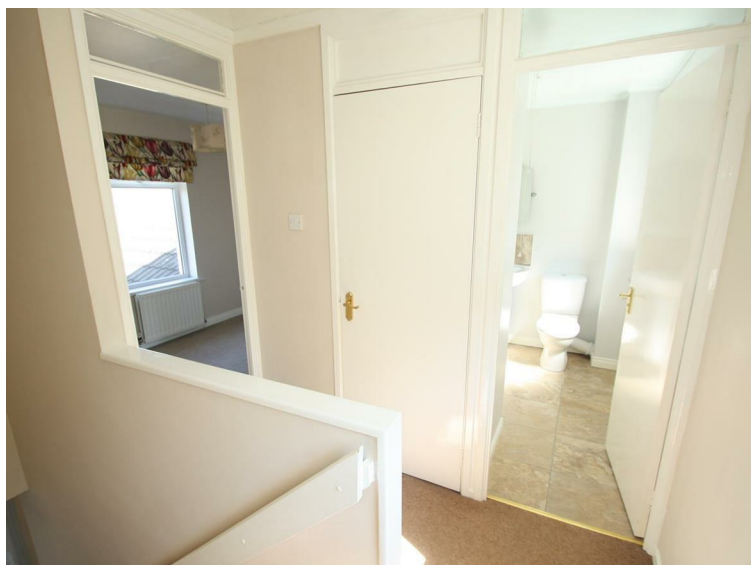
7'6" x 6'7"

White suite with corner shower unit, pedestal wash hand basin with tiled splash, low flush wc, tiled flooring. Window to rear.



Outside

Garden to front with shrubs planted. Enclosed gardens to side and rear laid to lawn, raised deck area.













Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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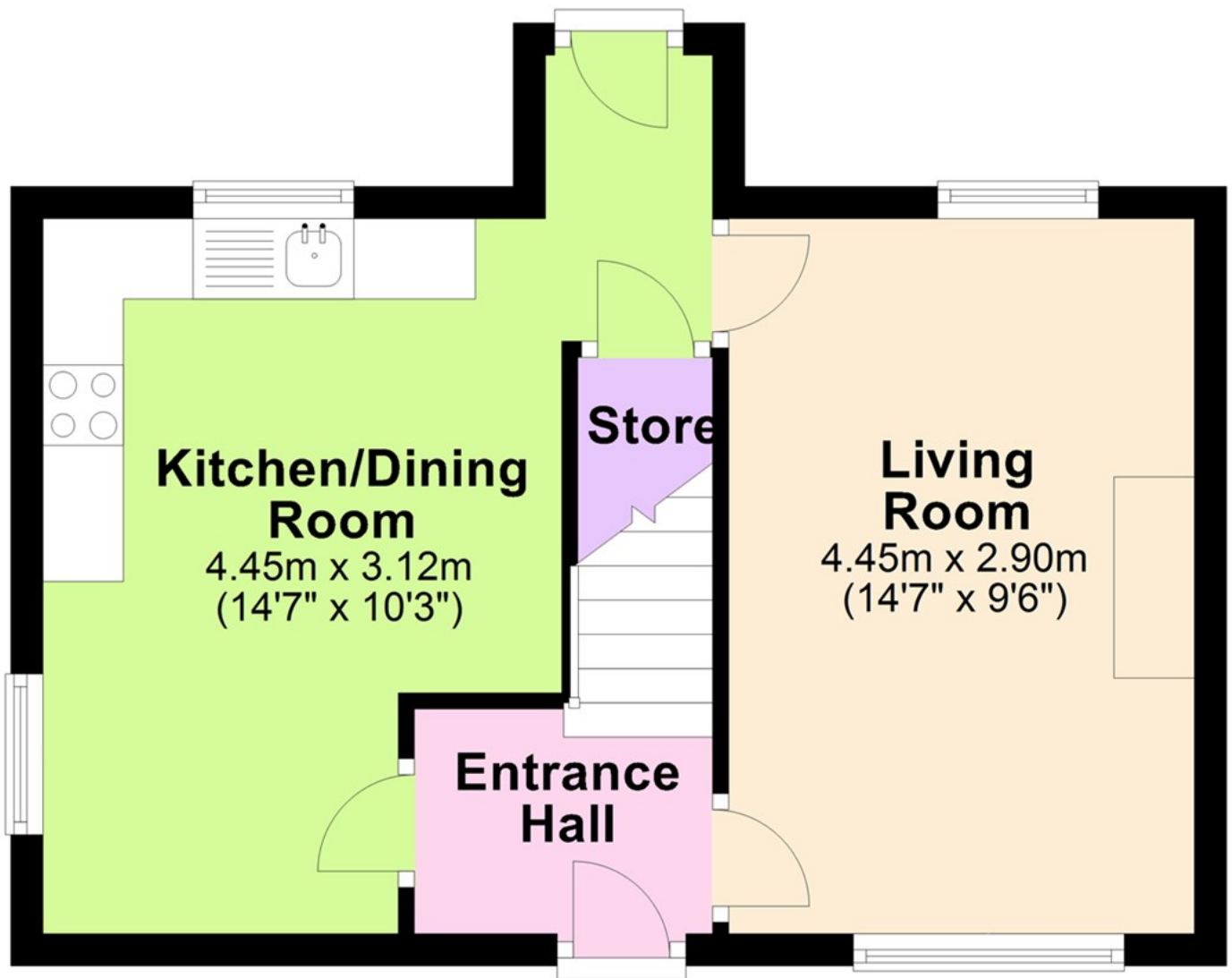
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Ground Floor



Ref: 18453205

NETWORK STRENGTH - LOCAL KNOWLEDGE

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