



This spacious, family home is situated on a nice corner site in the Riverdale development on the outskirts of Annahilt. It is close to many amenities in the area including schools, public transport and shops, cafes and bars in Hillsborough, Lisburn and Ballynahinch and ease of access to Belfast City or further afield.

The accommodation is adaptable for differing needs and currently comprises; entrance hall, lounge, dining room, fitted kitchen with dining area, separate utility room and conservatory with access to landscaped rear gardens. There are three bedrooms on the ground floor, one with ensuite shower room and a main bathroom. On the first floor there is a large landing with space to create a home work space, two good sized bedrooms and a shower room.

Externally there are surrounding lawns to the front and rear, beds in shrubs and bushes, vegetable patch and excellent, stoned driveway parking and integral garage.

A well cared for home ready for a new buyer to add their own tastes, priced to allow for some modernisation.

Offers Over
£269,950

1 Riverdale ,
Annahilt,
Hillsborough,
BT26 6DH

Viewing by
appointment
through agent
028 9066 3030

- Spacious Five Bedroom Family Home on a Good Sized Corner Site in Popular Residential Development
- Entrance Hall
- Lounge with Fireplace
- Dining Room with Access to Conservatory
- Fitted Kitchen with Dining Area
- Utility Room
- Three Ground Floor Bedrooms, One with Ensuite Shower Room
- Main Bathroom
- Good Sized Landing with Space for Home Working
- Two Further Good Sized Bedrooms
- Additional Shower Room
- Oil Fired Central Heating / Double Glazed Windows
- Landscaped Surrounding Gardens in Lawns with Beds in Shrubs and Bushes, Vegetable Patch
- Stoned Driveway Parking to the Front and Integral Garage
- Within Comfortable Commuting Distance of Belfast and Lisburn and only Minutes Drive from Hillsborough



The Property Comprises:

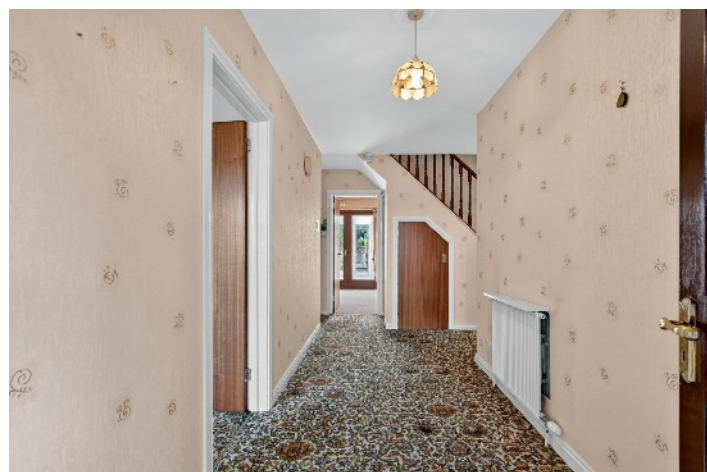
Ground Floor

Glazed door to . . .

ENTRANCE PORCH: Ceramic tiled floor.

Hardwood door with glazing to . . .

ENTRANCE HALL: Understairs storage.



LOUNGE: 18' 11" x 12' 6" (5.77m x 3.81m) (at widest points). Stone fireplace with marble hearth.



DINING ROOM: 10' 7" x 9' 7" (3.23m x 2.92m) (at widest points). Glazed door to . . .



Telephone 028 9066 3030
www.templetonrobinson.com

CONSERVATORY: Ceramic tiled floor, door to rear garden.



FITTED KITCHEN & DINING AREA: 15' 3" x 13' 0" (4.65m x 3.96m) (at widest points). Range of high and low level units, work surfaces, 1.5 bowl stainless steel single drainer sink unit, space for fridge, integrated oven and four ring gas hob with extractor fan above, plumbed for dishwasher, part tiled walls.



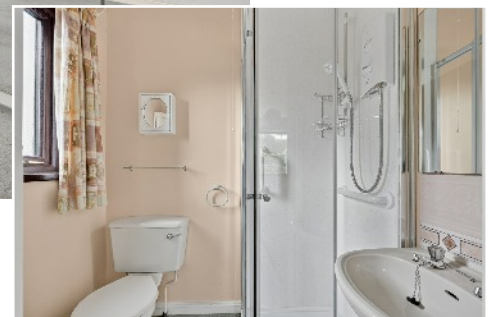
UTILITY ROOM: 8' 8" x 8' 7" (2.64m x 2.62m) (at widest points). Units, work surfaces, plumbed for washing machine, door with glazing to rear, door to garage.

INNER HALL:



BEDROOM (1): 12' 9" x 10' 9" (3.89m x 3.28m)

ENSUITE SHOWER ROOM: Suite comprising low flush wc, pedestal wash hand basin with tiled splashback, uPVC sheeted shower with electric shower unit.



BEDROOM (2): 10' 2" x 9' 10" (3.1m x 3m)

BEDROOM (3): 9' 10" x 8' 0" (3m x 2.44m)



Telephone 028 9066 3030
www.templetonrobinson.com

BATHROOM: Grey suite comprising low flush wc, pedestal wash hand basin, corner panelled bath, shelved hotpress.



First Floor

LANDING: Door to . . .

LANDING/STUDY AREA: 22' 7" x 11' 11" (6.88m x 3.63m) Access to roofspace, storage into eaves, Velux window.

BEDROOM (4): 14' 9" x 11' 7" (4.5m x 3.53m) Range of built-in wardrobes and storage.

SHOWER ROOM: Suite comprising low flush wc, pedestal wash hand basin, shower cubicle with electric



BEDROOM (5): 16' 2" x 11' 8" (4.93m x 3.56m) Range of built-in wardrobes and storage.

Outside

INTEGRAL GARAGE: 17' 7" x 15' 10" (5.36m x 4.83m)

Electric up and over door, oil fired boiler.

Well stocked large gardens in lawns with lots of shrubs and bushes. Vegetable garden with leaks, courgettes, strawberries and raspberries.

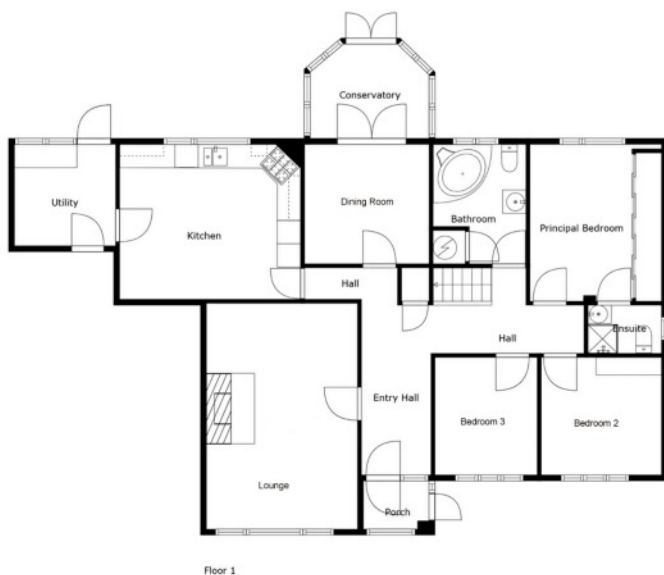


Telephone 028 9066 3030

www.templetonrobinson.com

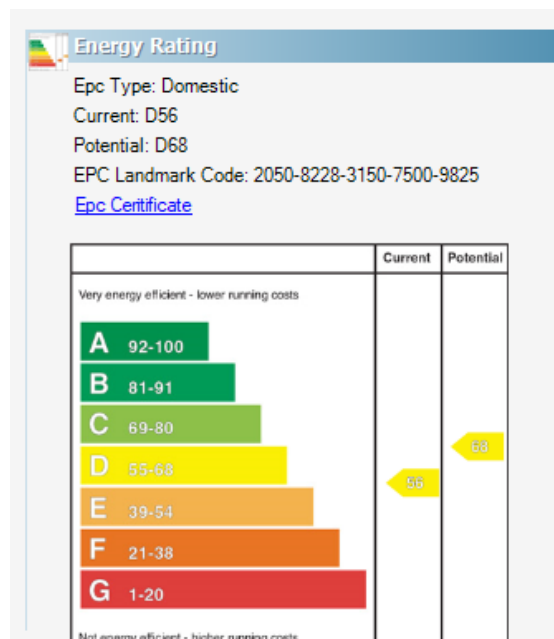
Location:

Hillsborough to Annahilt on entering Annahilt turn right onto Magheraconluse Road and then take the third road on the left hand side into Riverdale, number 1 is the first turn on the left.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.