



This attractive semi detached home enjoys a superb cul-de-sac position within a highly sought-after development in the historic village of Royal Hillsborough. Ideally located, it offers easy access to a wide range of local amenities and remains within comfortable commuting distance of Belfast, Lisburn, and the main arterial route to Dublin.

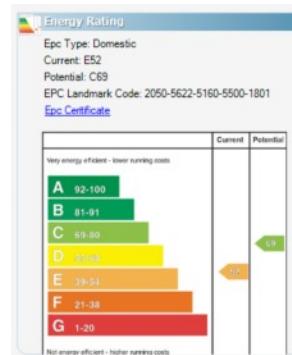
The property provides spacious, well designed accommodation that has been immaculately maintained by the current owners, creating a warm and welcoming living environment. A private rear garden offers an excellent outdoor retreat, while off street driveway parking adds further convenience for modern family life. Combining generous space, a desirable setting, and excellent value for money, this home will appeal to a broad range of purchasers.

Early viewing is strongly recommended to fully appreciate all that this delightful property has to offer.

**Offers Over  
£219,950**

59 Hermitage,  
HILLSBOROUGH,  
BT26 6RJ

**Viewing by  
appointment with  
& through agent  
028 9266 1700**



- Well-presented semi-detached property in a quiet cul-de-sac within the popular development
- Spacious lounge with attractive fireplace
- Fitted kitchen with integrated appliances and dining area
- Three well proportioned bedrooms
- Family bathroom with white suite
- Oil fired central heating and double glazing
- Gardens in lawn to front and rear
- Detached garage and additional driveway parking
- Convenient to local amenities including Schools, shops and public transport
- Within walking distance of the historic and picturesque village of Royal Hillsborough

The Property Comprises:

#### Ground Floor

ENTRANCE HALL: Wood strip flooring. PVC door with glass side panels.



LOUNGE: 14' 10" x 11' 3" (4.51m x 3.42m) Wood strip flooring. Feature fireplace with marble surround and gas fire.



KITCHEN/DINING AREA: 17' 10" x 10' 1" (5.44m x 3.08m) Range of high and low level units, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge, under bench oven, five ring gas hob, extractor fan, ceramic tiled floor, Island unit.



## First Floor

LANDING: Shelved hotpress. Access via Slingsby type ladder to part floored roofspace.

BEDROOM (1): 13' 1" x 11' 2" (4m x 3.40m)

BEDROOM (2): 11' 9" x 11' 2" (3.59m x 3.4m) Double room. Laminate flooring.

BEDROOM (3): 6' 8" x 6' 4" (2.02m x 1.94m) Currently used as office.

BATHROOM: Panelled bath with mixer tap, electric shower. Pedestal wash hand basin, low flush wc, fully tiled with ceramic tiles, spotlights.

## Outside

Front garden in lawn. Private enclosed gardens to the rear with patio area, uPVC oil tank and detached garage.



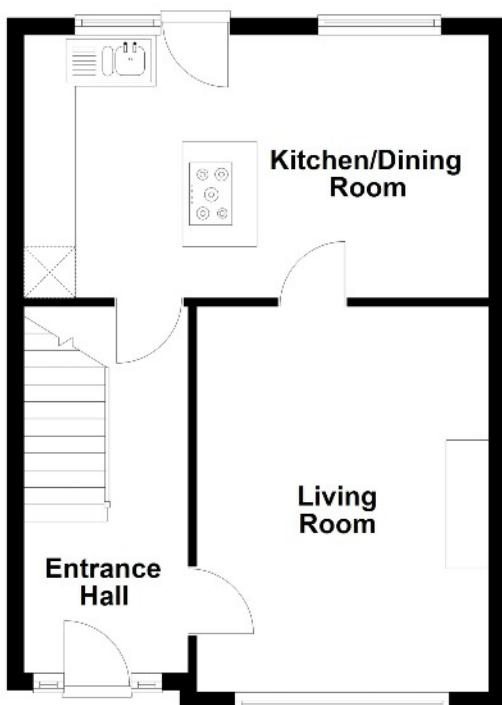
Telephone 028 9266 1700

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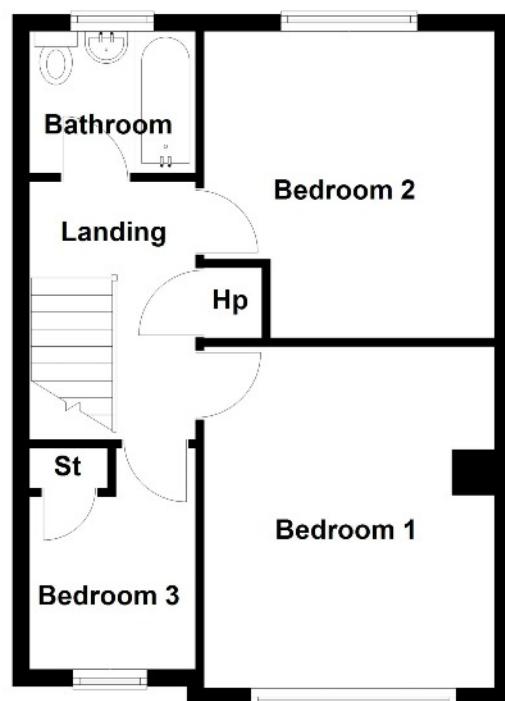
## Location:

On entering Hillsborough, turn right onto Culcavy Road, continue under motorway bridge to the crossroads at Culcavy and turn left, Hermitage is then on the left hand side. Alternatively heading from Sprucefield to Hillsborough turn right across the carriageway before the Hillsborough roundabout on to Harrys Road, at the crossroads continue straight and Hermitage is on the left hand side.

### Ground Floor



### First Floor



## 59 Hermitage, Hillsborough

Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

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