



We are delighted to present this exceptional Georgian style red brick semi-detached family home. Situated within this renowned development in a quiet semi-rural locality, yet just minutes' walk from the historic and picturesque village of Royal Hillsborough.

The property offers superb well-proportioned accommodation which has been finished to the very highest specification throughout. A generous open plan living kitchen dining area is complimented by a private rear garden.

Presenting four well-proportioned bedrooms (principal with ensuite shower room), luxury family bathroom and detached single garage it is sure to appeal to many. Early viewing is highly recommended.

An exquisite family home and early viewing is highly recommended.

Offers Over
£399,950

16 Farriers Green,
ROYAL HILLSBOROUGH,
BT26 6GW

Viewing by
appointment with
& through agent
028 9266 1700

- Exceptional red brick Georgian style semi-detached home with detached garage
- Set in this highly sought after semi-rural development on the edge of Royal Hillsborough
- Generous Lounge with feature fire place
- Traditional country style Kitchen Diner with range of appliances
- Four well proportioned bedrooms over two floors (Principal with ensuite shower room)
- Just minutes walk from the centre of Royal Hillsborough and all of its amenities to include cafe's, boutiques, restaurants and bars
- Hillsborough Forest Park & Hillsborough Castle Gardens are also close by
- It's location allows an ease of commute via A1 and M1 road links both North and South
- Early viewing is highly recommend as recent local sales have proved extremely popular
- uPVC double glazed windows (including part sliding sash)
- Ground Floor WC
- Oil Fired Central Heating
- Solid concrete floors throughout
- Detached Single garage with generous driveway to front
- Sheltered and private rear garden with ample lawn and mature shrub beds
- Recent sales have been extremely popular and early enquires are recommended



The Property Comprises:

Ground Floor

ENTRANCE HALL: Solid wood panel door with fan light over. Solid Oak wooden floor, understairs storage.

WC: Solid oak wooden floor, low-flush WC, wall-mounted wash hand basin, Extractor fan.

LOUNGE: 10' 6" x 16' 10" (3.2m x 5.13m) Solid oak wooden floor, feature fireplace with granite inset and hearth with open fire. Arch to:



KITCHEN DINER : 19' 0" x 18' 7" (5.79m x 5.66m) (at widest points). Range of high and low level units with wood effect work tops, range style cooker with tiled splashback and extractor canopy above, integrated fridge/freezer, one and a half bowl single drainer stainless steel sink unit. Ample dining area with French doors to rear. Solid oak wooden floor.



Telephone 028 9266 1700
www.templetonrobinson.com



First Floor
LANDING: Hotpress.
BEDROOM (2): 9' 5" x 15' 0"
(2.87m x 4.57m)



BEDROOM (3): 11' 3" x 11' 6" (3.43m x 3.51m)



BEDROOM (4): 8' 5" x 7' 11" (2.57m x 2.41m)



BATHROOM: Solid Oak wood floor, low-flush WC, pedestal wash hand basin, free standing bath with telephone shower head over, extractor fan.



Second Floor

PRINCIPAL BEDROOM: 11' 6" x 19' 3" (3.51m x 5.87m) Walk-in robe. Door to:

ENSUITE SHOWER ROOM: Solid Oak Wood floor, low flush WC, pedestal wash hand basin, corner shower cubicle with chrome rain head shower and tiled splashback, extractor fan, storage into eaves. Velux window.



Outside

DETACHED GARAGE: 10' 11" x 17' 1" (3.33m x 5.21m) Roller Shutter door, power.

Estate rail fencing to roadside, flat lawn, brick paved path to front and tarmac driveway leading to detached garage.

Fully enclosed rear garden with brick paved patio and steps to rear, ample flat lawn and mature shrub beds, oil tank and outside tap.



Telephone 028 9266 1700

www.templetonrobinson.com

TENURE We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details.

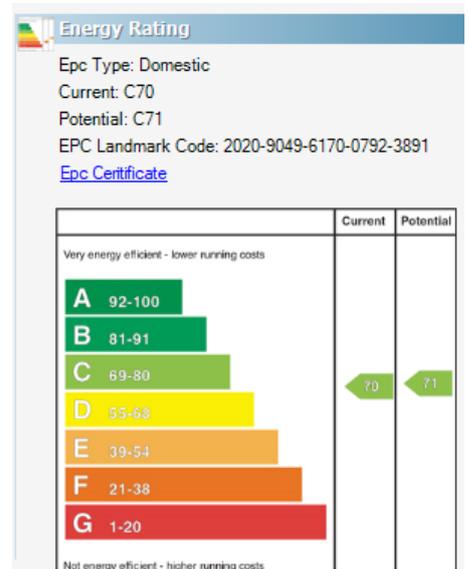
RATES PAYABLE: For the period April 2023 to March 2024 £1,924.18

Location:

When leaving Royal Hillsborough along Carrreagh towards the Comber Road. Turn right into Farriers Green and no,16 is located on the right hand side.



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



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.