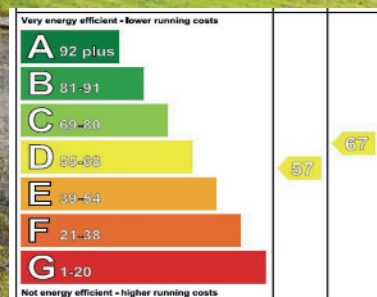




21 HERMITAGE, CULCAVY, HILLSBOROUGH, BT26 6RJ



- A Most Outstanding And Exceptionally Well Presented Semi Detached Property Occupying A Prime End Of Cul De Sac Setting Within This Popular Location Close To Hillsborough, Sprucefield And Lisburn
- Spacious Lounge With Attractive Fireplace And Oak Floor
- Luxury Walnut Effect Fitted Kitchen And Dining Area With Integrated Appliances And Granite Worktops
- Three Good Sized Bedrooms (Two With Range Of Built In Robes)
- Luxury Bathroom With White Suite, Aqualisa Power Shower And Travertine Effect Wall Tiles
- Front And Side Gardens Laid In Lawns / Tobermore Brick Set Patio Area
- Detached Brick Garage / Asphalt Driveway And Parking Space
- Oil Fired Central Heating System

PRICE: OFFERS IN THE REGION OF £210,000

VIEWING BY APPOINTMENT THROUGH AGENTS

REF:DL011025HG

- PVC Double Glazed Windows
- Oak Internal Doors And Joinery
- This superb property offers an excellent specification and perfect location for those seeking the ideal starter home, we strongly recommend early viewing

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL:

Porcelain tiled floor. Hardwood entrance door and double glazed side panel. Storage under stairs.

LOUNGE:

5.27m (17'3") x 3.47m (11'5")

Marble fireplace with mahogany surround. Marble and granite hearth. Oak floor.

LUXURY WALNUT FITTED KITCHEN/DINING AREA:

5.27m (17'3") x 2.96m (9'9")

Excellent range of high and low level units. Granite worktops and upstands. Bowl and a half stainless steel sink unit with mixer tap. Integrated double oven and Neff ceramic touch control hob. Hotpoint extractor hood in stainless steel canopy above. Porcelain tiled floor. Plumbed for dishwasher. Space for American style fridge freezer.



FIRST FLOOR:

Landing with recessed spotlights.

BEDROOM (1):

3.04m (10'0") x 3.00m (9'10")

Measurement to include range of built in robes with sliding mirror doors.



BEDROOM (2):

3.44m (11'3") x 3.14m (10'4")

Measurement to include range of built in robes with sliding mirror doors.

BEDROOM (3):

3.44m (11'3") x 2.09m (6'10")

Built in desk and drawer units. Oak floor.



LUXURY TILED BATHROOM:

White suite. Panelled shower bath. Shower screen. Aqualisa power shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Travertine effect tiled walls. Ceramic tiled floor. Hotpress.



OUTSIDE:

Prime end of cul-de-sac setting. Front and side gardens laid in lawns. Asphalt driveway and parking space. Tobermore brickset patio area to rear. PVC oil storage tank. Outside tap and light.

DETACHED BRICK GARAGE:

5.22m (17'2") x 2.82m (9'3")

Light and power. Plumbed for washing machine. Oil fired boiler.

TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £40, we recommend the purchaser and their solicitor verify the details.

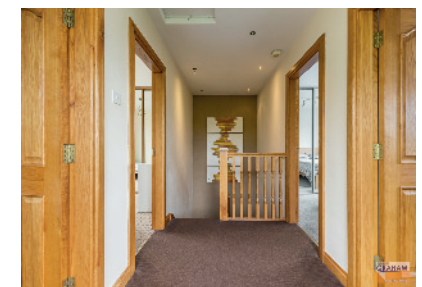
RATES PAYABLE: For period April 2025 to March 2026 £955.29



DIRECTIONS:

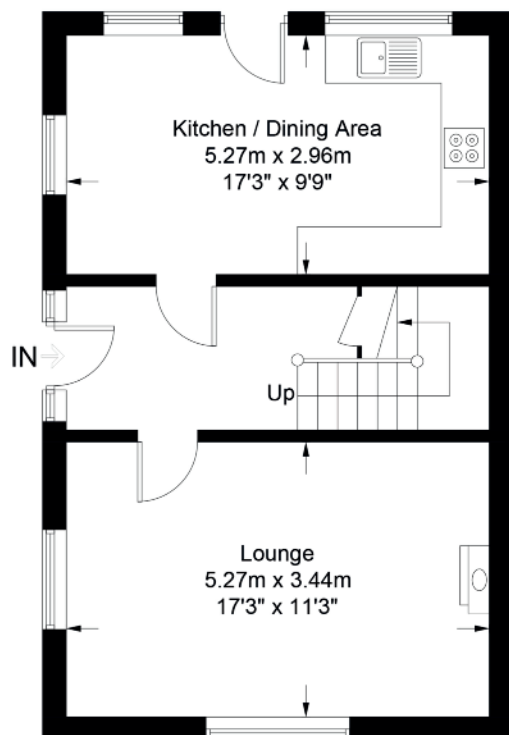
From Culcavy proceed along Aughnatrisck Road and turn left into Hermitage, turn right into first cul de sac and number 21 is at the end on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

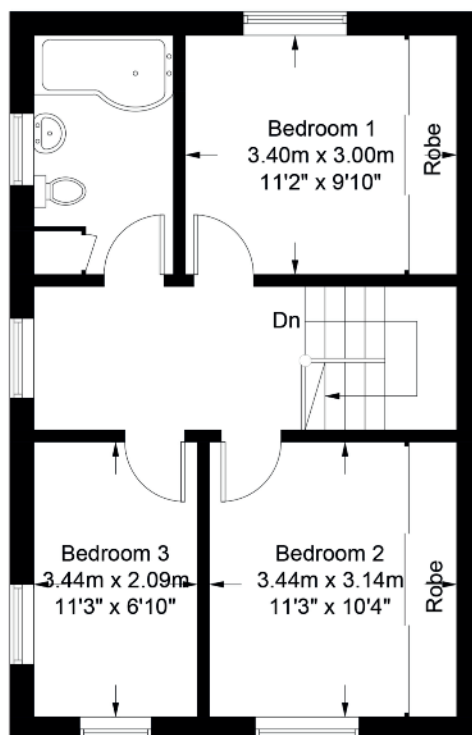


21 Hermitage

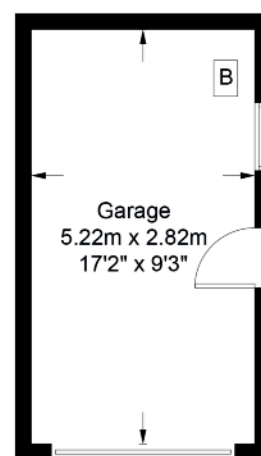
Approximate Gross Internal Area
Ground Floor = 45.6 sq m / 491 sq ft
First Floor = 45.3 sq m / 488 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 105.5 sq m / 1136 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2023 (ID961124)



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