



21 EGLANTINE PARK, CULCAVY, ROYAL HILLSBOROUGH

- A Most Impressive And Exceptionally Well Presented Semi Detached Property
- Prime Cul De Sac Setting Close To Royal Hillsborough, Sprucefield And Lisburn
- Lounge With Wood Burning Stove And Oak Floor
- Luxury Fitted Kitchen And Dining Area With Integrated Appliances / PVC Double Glazed Sun Porch
- Three Bedrooms (Two With Built In Robes)
- Luxury Bathroom With White Suite And Aqualisa Shower
- Attached Garage With Utility Area / Spacious Tarmac Driveway
- Enclosed Rear Garden With Tobermore Paved Patio Area And Steps

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PRICE: OFFERS IN THE REGION OF £217,000

VIEWING BY APPOINTMENT THROUGH AGENTS

REF:HG171025DL

- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- An excellent opportunity to acquire one of these ever popular properties within this highly desirable location. The property is beautifully decorated and superbly well appointed throughout, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Oak laminated timber floor. Storage under stairs.

LOUNGE:

4.20m (13'9") x 3.45m (11'4")

Wood burning stove on slate tiled hearth. Oak floor.

LUXURY FITTED KITCHEN/DINING AREA:

5.37m (17'7") x 3.47m (11'5")

Measurement taken to widest points. Range of high and low level units. Marble effect worktops. Single drainer stainless steel sink unit. Swan neck mixer tap. Integrated oven and ceramic hob. Extractor hood in stainless steel and glass canopy. Plumbed for dishwasher. Glazed cabinet with lighting. Oak floor in dining area.

PVC DOUBLE GLAZED SUN PORCH:

PVC double glazed back door. Ceramic tiled floor. Part tiled walls.



FIRST FLOOR

BEDROOM (1):

4.20m (13'9") x 2.79m (9'2")

Oak laminated timber floor. Panoramic views.



BEDROOM (2):

3.50m (11'6") x 2.79m (9'2")

Built in robe.

BEDROOM (3):

2.97m (9'9") x 2.48m (8'2")

Measurement taken to widest points and to include built in robe. Laminated timber floor. Panoramic views.



LUXURY BATHROOM WITH WHITE SUITE:

Shower bath with curved shower screen. Aqualisa shower. Mixer tap. Pedestal wash hand basin. Mono style mixer tap. Close couple low flush WC. Tiled walls. Tiled floor. Hotpress.

OUTSIDE:

Cul de Sac setting. Good sized front garden laid in lawn. Mature trees and shrubs. Spacious tarmac driveway and parking space. Tobermore paved steps to front door. Enclosed rear garden laid in lawn. Raised bed with mature shrubs. Tobermore paved patio area and steps.



ATTACHED GARAGE:

5.47m (17'11") x 3.01m (9'11")

Up and over door. Light and power. Mezzanine storage floor. Stainless steel sink unit with cold water tap. 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 £35, we recommend the purchaser and their solicitor verify the details.



RATES PAYABLE: For period April 2025 to March 2026 £1,000.78

DIRECTIONS: From Culcavy Road turn into Harrys Road and then right into Eglantine Park, turn right and then right again into cul de sac, number 21 is 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.



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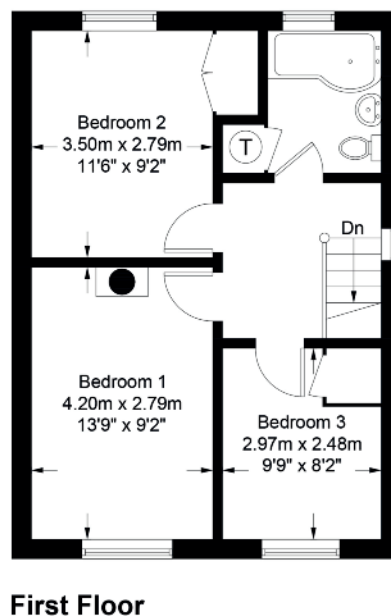
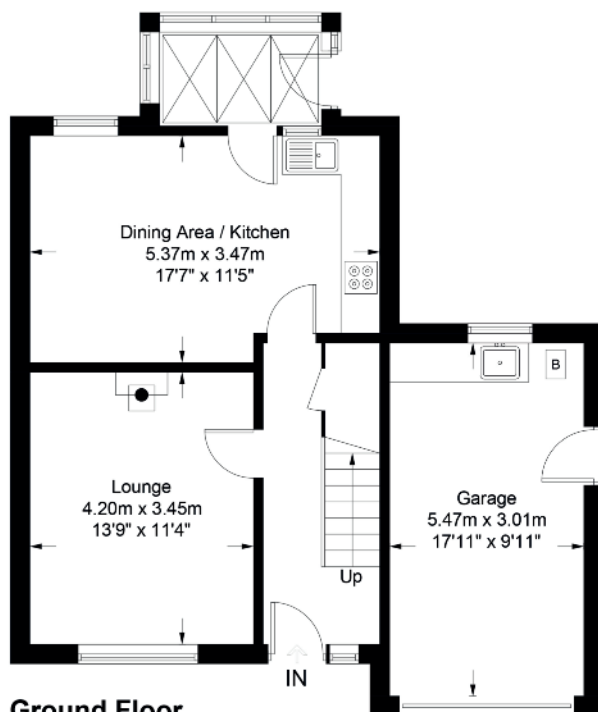


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