



## 40 MILLVALE ROAD, ROYAL HILLSBOROUGH, BT26 6HR

• A Most Outstanding And Exceptionally Well Presented Detached Residence Built In 2005 Occupying A Private Setting Within This Popular Semi Rural Location Convenient To Royal Hillsborough With Easy Access To The A1 Dual Carriageway For Commuting To Belfast And The South Of Ireland Along With A Direct Route To Moira And The West

We offer a rare opportunity to acquire this spectacular family home within walking distance to Hillsborough village which can be easily accessed via a pedestrian underpass. The setting is ideal for walking, cycling and enjoying the outdoors. From the property you can enjoy views over the open countryside extending towards Moira and Black Mountain. Early viewing is highly recommended to truly appreciate this stunning family home and experience the unique setting.

- Entrance Hall With PVC Double Glazed Entrance Door And Wood Effect Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge With Golden Oak Effect PVC Double Glazed Double Sliding Patio Doors
- Family Room With Wood Effect Tiled Floor / Study With Wood Effect Tiled Floor

**PRICE: OFFERS IN THE REGION OF £485,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D63**

**REF: DL250226SR**

- Luxury Kitchen/Dining/Living Area With Integrated Dishwasher And Underfloor Heating / Utility Room
- Three Double Bedrooms (One With Balcony, Dressing Room And Luxury En Suite Shower Room)
- Luxury Bathroom With White Suite Including Large Shower Enclosure With Thermostatic Shower Plus Freestanding Bath Tub
- Part Floored Roofspace With Slingsby Style Ladder
- Tarmac Parking Area To Front / Private Rear Garden Laid In Lawn With Paved Patio Area Plus Insulated And Double Glazed Garden Room Wired For Internet
- Integral Garage With Roller Shutter Door
- Oil Fired Central Heating System / Electric Vehicle Charging Unit
- Golden Oak Effect PVC Double Glazed Windows / Golden Oak Effect PVC Fascias And Soffits



## ACCOMMODATION Measurements are approximate

**ENTRANCE HALL:** PVC double glazed entrance door with double glazed side panels and fanlight window. Storage under stairs. Wood effect tiled floor.

**CLOAKROOM:** Low flush suite. Vanity unit with wash hand basin and mono style mixer tap. Concealed low flush wc. Part tiled walls. Wood effect tiled floor.



**LOUNGE:** 14' 6" x 12' 10" (4.43m x 3.91m)  
Golden Oak effect PVC double glazed double sliding patio doors to rear patio area and garden. Wood effect tiled floor. Recessed spotlights.



**FAMILY ROOM:** 14' 10" x 10' 9" (4.51m x 3.28m)  
Wood effect tiled floor.

**STUDY:** 10' 9" x 6' 6" (3.28m x 1.97m)  
Wood effect tiled floor.



**LUXURY KITCHEN/DINING/LIVING AREA:** 21' 8" x 9' 3" (6.61m x 2.82m)  
Range of high and low level units. Quartz effect work tops. Quartz effect upstands. Rangemaster style oven and hob. Extractor unit in black stainless steel canopy. Integrated dishwasher. American fridge freezer. Bowl and a half single drainer composite Blanco sink unit with mono style mixer tap. Wood effect tiled floor. Recessed spotlights. Underfloor heating.

**UTILITY ROOM:** 9' 9" x 5' 6" (2.98m x 1.67m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Wood effect tiled floor. Golden Oak effect PVC double glazed door to rear patio area and garden.



## FIRST FLOOR

### BEDROOM (1):

13' 3" x 12' 9" (4.04m x 3.89m)

Golden Oak effect PVC double glazed double sliding patio doors leading to balcony with panoramic views across surrounding countryside. Air conditioning unit. Built in wardrobe with fitted interior. Hotpress with chrome finish heated towel rail.



### DRESSING ROOM:

10' 9" x 9' 2" (3.28m x 2.79m)

Measurements to include range of built in storage with fitted interior.



### LUXURY SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls.



### BEDROOM (2):

12' 1" x 10' 9" (3.69m x 3.28m)

Measurements to include built in robes with sliding doors.



### BEDROOM (3):

12' 1" x 10' 4" (3.69m x 3.14m)



### LUXURY BATHROOM:

White suite. Large shower enclosure with thermostatic shower and drencher head. Freestanding bath tub with centre mount mixer tap. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Part tiled walls. Wood effect tiled floor. Recessed spotlights.



### ROOFSPACE:

Slingsby style ladder. Part floored. Light. Roof windows.

### OUTSIDE

Tarmac parking area to front. Mature trees and shrubbery. Lawn area to side with paved path. Private rear garden laid in lawn with paved patio area. Insulated and double glazed garden room with light and power and wired for Internet. Outside tap and light. PVC oil storage tank.

### INTEGRAL GARAGE:

15' 0" x 9' 9" (4.58m x 2.98m)

Roller shutter door. Light and power.



**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 period April 2025 to March 2026 £2,275.00

**DIRECTIONS**

From Trench Road turn left onto Moira Road. Turn left onto Millvale Road. Number 40 is on the left.

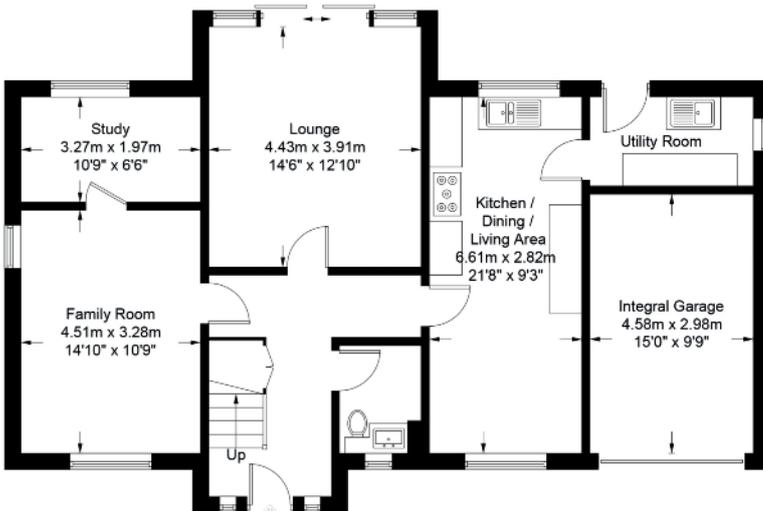
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



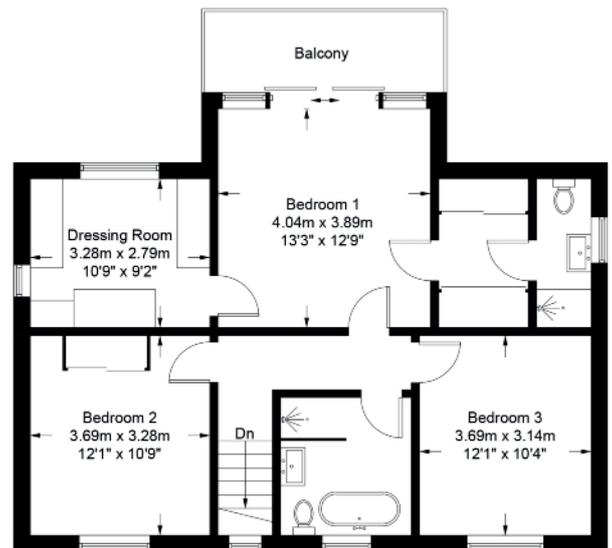
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 D
39-54	E		
21-38	F		
1-20	G		

**40 Millvale Road**

Approximate Gross Internal Area = 153.9 sq m / 1656 sq ft  
 Integral Garage = 14.4 sq m / 155 sq ft  
 Total = 168.3 sq m / 1811 sq ft



**Ground Floor**  
80.6 sq m / 867 sq ft



**First Floor**  
73.3 sq m / 789 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273901)

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