



34 GOVERNORS GATE DEMESNE, ROYAL HILLSBOROUGH, BT26 6TU

- A Most Impressive And Spacious Georgian Period Style Townhouse Occupying A Prime Setting Within This Exclusive Residential Location Close To Royal Hillsborough Village
- This Exceptional Property Was Recently Constructed In 2024 And Boasts A Most Outstanding Level Of Upgraded Features And Specification / **Approximately 1400 Square Feet**
- This One Off Property Type Benefits From Greater Internal And External Space And The Present Owners Opted For Three Larger Bedrooms Rather Than The Intended And Smaller Four Bedroom Layout
- Separate Living Room With Outlook Over Front Garden And Parkland Green Area
- Spacious Family Room With Wood Burning Stove And Open Plan To Luxury Fitted Kitchen And Dining Area
- Excellent Range Of Neff Integrated Appliances And PVC French Doors To Patio And South Facing Rear Garden / Utility Room And Cloakroom With Low Flush WC

PRICE: OFFERS IN THE REGION OF £449,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B85

REF:DL240226HG

- Three Spacious Bedrooms (Two With Range Of Built In Robes)
- Luxury Shower Room En Suite
- Spacious And Luxury Bathroom With Freestanding Bathtub And Large Walk In Shower Enclosure
- Generous South Facing Rear Garden Laid In Artificial Lawns And Brick Set Patios / Large Summer House Garden Room Included
- Two Allocated Parking Spaces (red line is approximate)
- Oil Fired And Zoned Central Heating System With Underfloor Heating To Ground Floor / Zoned Alarm System
- Double Glazed And PVC Georgian Sash Style Windows
- Excellent B85 Energy Efficiency Rating For Reduced Running Costs
- Governors Gate Demesne is a prestigious development offering a distinctive range of period style homes located around an attractive parkland green area. Number 34 is a stunning example offering many extras and a high specification, we strongly recommend early viewing to fully appreciate the many attributes it has to offer.

ACCOMMODATION: Measurements are approximate

ENTRANCE HALL: Georgian style entrance door and glazed side panel with fan light window above. Alaplana Tenby slipstop natural stone tiled floor. Storage under stairs.

CLOAKROOM: Low flush suite. Close couple low flush WC. Vanity unit with wash hand basin. Tiled splashback. Mono style mixer tap. Alaplana Tenby slipstop natural stone tiled floor.

LIVING ROOM: 3.39m (11'1") x 3.07m (10'1")
Alaplana Tenby slipstop natural stone tiled floor.

FAMILY ROOM: 5.17 (17'0") x 4.00m (13'1")
Measurement taken to widest points. Wood burning stove on slate hearth. Alaplana Tenby slipstop natural stone tiled floor. Open plan to kitchen and dining area.

LUXURY FITTED KITCHEN AND DINING AREA:
5.58m (18'4") x 3.40m (11'2")
Excellent range of high and low level units. Stainless steel sink unit. Swan neck mixer tap. Range of integrated Neff appliances to include oven and microwave, Touch control ceramic hob and extractor canopy. Fridge freezer and slimline integrated dishwasher. PVC double glazed french doors to patio and rear garden. Built in bins and Le Mans corner unit. Alaplana Tenby slipstop natural stone tiled floor.

UTILITY ROOM:
2.17m (7'1") x 1.87m (6'2")
Range of built in units. Single drainer stainless steel sink unit. Mixer tap. Alaplana Tenby slipstop natural stone tiled floor. Integrated washing machine. PVC double glazed back door.



FIRST FLOOR

BEDROOM (1): 4.40m (14'5") x 3.30m (10'10")

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



LUXURY SHOWER ROOM EN SUITE:

Quadrant shower cubicle. Thermostatic shower with drencher head and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Wall mirror with backlight. Close couple low flush WC. Chrome finish heated towel rail. Feature wall and floor tiling. Recessed spotlights.



BEDROOM (2): 4.00m (13'1") x 3.06m (10'0")

Measurement to include range of built in robes with fitted interiors.



BEDROOM (3): 3.40m (11'2") x 3.06m (10'0")

SPACIOUS AND LUXURY BATHROOM:

Freestanding bathtub with centre mount mixer tap. Large walk in shower enclosure. Thermostatic shower with drencher head and shower attachment. Vanity unit with wash hand basin and tiled splashback. Wall mirror with backlighting, Close couple low flush WC. Chrome finish heated towel rail. Recessed spotlights. Porcelain tiled floor.



ROOFSpace: Wooden folding ladder to floored roofspace with light.

OUTSIDE: Front and side gardens laid in lawns with estate railing and gate. Brickset path. Enclosed and private south facing rear garden. Artificial grass lawns. Spacious brickset patio area. Two allocated parking spaces. Timber built summer house with light and power. Glazed double doors to patio and garden. Small timber built storage shed. Outside tap and light. Condensing oil fired boiler. Bunded oil storage tank.

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 £1,820

SERVICE CHARGE: (not yet assessed) A service charge will be payable for maintenance to communal areas, we recommend the buyer and their solicitor verify the details.

DIRECTIONS: From Ballynahinch Road turn into Governors Gate and follow the road to the end and turn right, number 34 is the last house on the right.

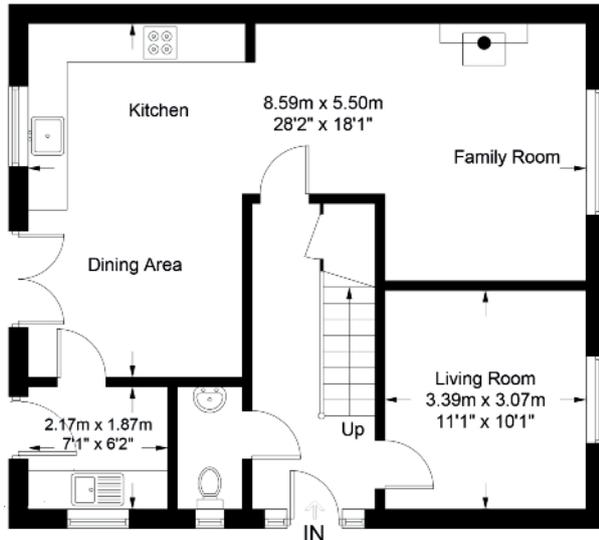
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



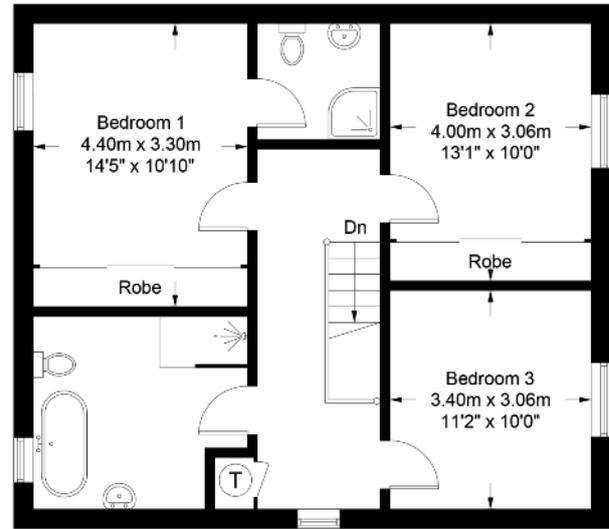
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Approximate Gross Internal Area = 130.2 sq m / 1401 sq ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor
703 sq ft / 65.3 sq m



First Floor
699 sq ft / 64.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278494)



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