



**71 COMBER ROAD,  
ROYAL HILLSBOROUGH, BT26 6LP**



- A Well Presented Detached Property Occupying A Pleasant Rural Setting Within This Popular Location Convenient To Both Hillsborough And Lisburn
- Entrance Hall With Mahogany Glazed Entrance Door And Solid Wood Floor
- Open Plan Lounge With Impressive Tiled And Brickset Fireplace With Multi Fuel Burning Stove
- Open Plan Dining Area With Solid Wood Floor / Study Area With Solid Wood Floor
- Conservatory With PVC Double Glazed Door To Rear Patio Area And Garden
- Kitchen/Dining/Sitting Area With Integrated Dishwasher And To Include Rangemaster Oven And Hob And Fridge Freezer / Utility Area
- Three Good Sized Bedrooms (Two With Shower Room En Suite)

**PRICE: OFFERS IN THE REGION OF £314,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E43**

**REF: JK161023SR**



- Bathroom With White Suite Including Jacuzzi Style Corner Bath
- Front Garden Laid In Lawn With Pavior Brickset Parking Area
- Rear Patio Area With Raised Lawn Area
- Paddock Area With Garden Shed
- Oil Fired Central Heating System With Pressurised Water System
- Part PVC Double Glazed Windows

**ACCOMMODATION** Measurements are approximate

#### ENTRANCE HALL:

Glazed entrance door with double glazed side panels. Open plan to lounge. Open plan to dining area. Solid wood floor.

#### OPEN PLAN LOUNGE:

**21' 11" x 17' 2" (6.68m x 5.22m)**

Measurements taken to widest points. Tiled and brickset fireplace with multi fuel burning stove. Storage under stairs. Double doors through to conservatory. Double doors to rear garden.

#### OPEN PLAN DINING AREA:

**14' 3" x 10' 11" (4.35m x 3.33m)**

Solid wood floor.

#### STUDY AREA:

**9' 2" x 8' 2" (2.79m x 2.49m)**

Solid wood floor.

#### CONSERVATORY:

**15' 11" x 15' 7" (4.86m x 4.75m)**

Measurements taken to widest points. Laminated timber floor. PVC double glazed door to rear patio area and garden.

#### KITCHEN/DINING/SITTING AREA WITH INTEGRATED DISHWASHER:

**22' 3" x 16' 2" (6.79m x 4.94m)**

Excellent range of high and low level units. Wood strip effect round edge work surfaces. Rangemaster oven and five ring hob. Bowl and a half single drainer ceramic sink unit with mixer tap. Rangemaster fridge freezer with water dispenser. Integrated dishwasher. Laminated timber floor. Roof window. Part tiled wall. Double doors to front patio area.

#### UTILITY AREA:

**7' 10" x 3' 10" (2.38m x 1.16m)**

Wood strip effect round edge work surface. Part tiled wall. Part PVC panelled walls. Plumbed for washing machine. Space for tumble dryer. Door to rear patio area and garden.



**BEDROOM (1):**  
**15' 8" x 13' 1" (4.78m x 3.98m)**

Measurements taken to widest points. Built in storage. Recessed spotlights.



**SHOWER ROOM EN SUITE:**

Lifestyle shower cabin with thermostatic shower and steam jets. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part wood effect PVC panelled walls. Tiled floor. Recessed spotlights. Heated towel rail.



**FIRST FLOOR**

**BEDROOM (2):**  
**12' 4" x 11' 9" (3.76m x 3.59m)**

**SHOWER ROOM EN SUITE AREA:**

Shower cubicle with thermostatic shower and tiled walls. Built in storage with work surface and wash hand basin. Built in storage. Spotlights.

**BEDROOM (3):**  
**12' 4" x 11' 5" (3.75m x 3.49m)**

Built in storage. Laminated timber floor.



**BATHROOM:**

White suite. Panelled Jacuzzi style corner bath with mixer tap and shower attachment. Pedestal wash hand basin. Bidet. Close couple low flush wc. Tiled walls. Solid wood floor. Spotlights. Separate storage cupboard on landing.



**OUTSIDE**

Front garden laid in lawn with pavior brickset parking area. Flowerbeds with mature trees and shrubbery. Paved patio area. Rear patio area with raised lawn area. Pond. PVC oil storage tank. Garden shed. Outside tap and light. Boiler house with oil fired boiler. External store. Paddock area with garden shed.



**DIRECTIONS**

From Ballynahinch Road turn onto Comber Road. Number 71 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.



## TENURE:

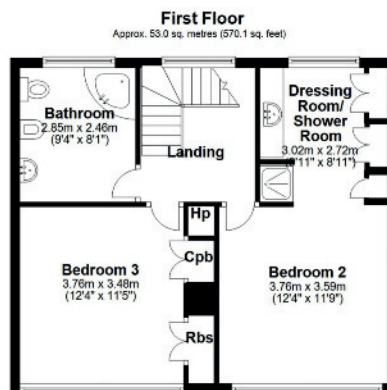
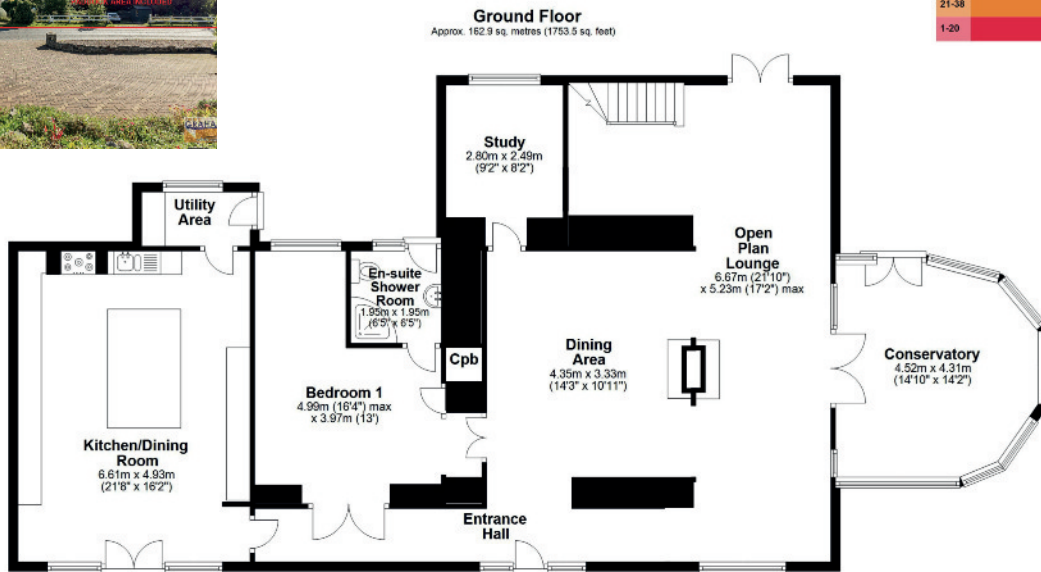
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

For period April 2023 to March 2024 £2,049.67



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43   E	62   D
21-38	F		
1-20	G		



Total area: approx. 215.9 sq. metres (2323.6 sq. feet)  
**71 Comber Road, Hillsborough**

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