



Curran's Cottage presents a wonderful opportunity to purchase a brand new 4 bedroom cottage with a fantastic semi-rural location on the edge of Hillsborough.

A wonderful opportunity to acquire a brand new stunning luxury home

Approximately 1780 sq. ft. with a generous £13,000 PC sum - details available on request.

Beautiful rural location with stunning views, yet convenient to Hillsborough. Can be designed and adapted to suit your requirement

Pressurised oil fired central heating (alternatives available).

Garage Options:

A single or double garage including loft office/games room available on request.

External:

The property benefits from a South and West facing patio area that will capture afternoon and evening sunshine... just perfect for some alfresco dining.. Curran's Cottage will enjoy fabulous views towards the Mourne Mountains.

Offers Over  
£350,000

New Build @ 'Curran's  
Cottage',  
Edentrillick Hill,  
Royal Hillsborough,  
BT26 6PQ

Viewing by  
appointment with  
& through agent  
028 9266 1700

## Finishes:

- Greydash render painted and butter toned limestone.
- Concrete interlocking roof tiles- blue black with matching ridge tiles. Bangor blue slates available on request.
- Sash windows to the front of the property and double glazed throughout.
- Surrounding gardens landscaped to offer lawn, South-West facing patio & planted flowerbeds
- Driveway and plenty of off-road parking
- Black painted composite front door, uPVC windows and rear doors.

Kitchen/Tiling/Sanitary ware/Fireplace: A PC sum of £13,000 is available from nominated suppliers.

## GROUND FLOOR

LOUNGE - 5.9m (19'4") x 3.8m (12'6")

KITCHEN/DINING/FAMILY - 5.9m (19'4") x 6.7m (22'0")

UTILITY ROOM - 3m (9'10") x 2.1m (6'11")

WC - 2m (6'7") x 1m (3'3")

## FIRST FLOOR

BEDROOM 1 - 3.1m (10'2") x 4.4m (14'5")

ENSUITE - 2.6m (8'6") x 2m (6'7")

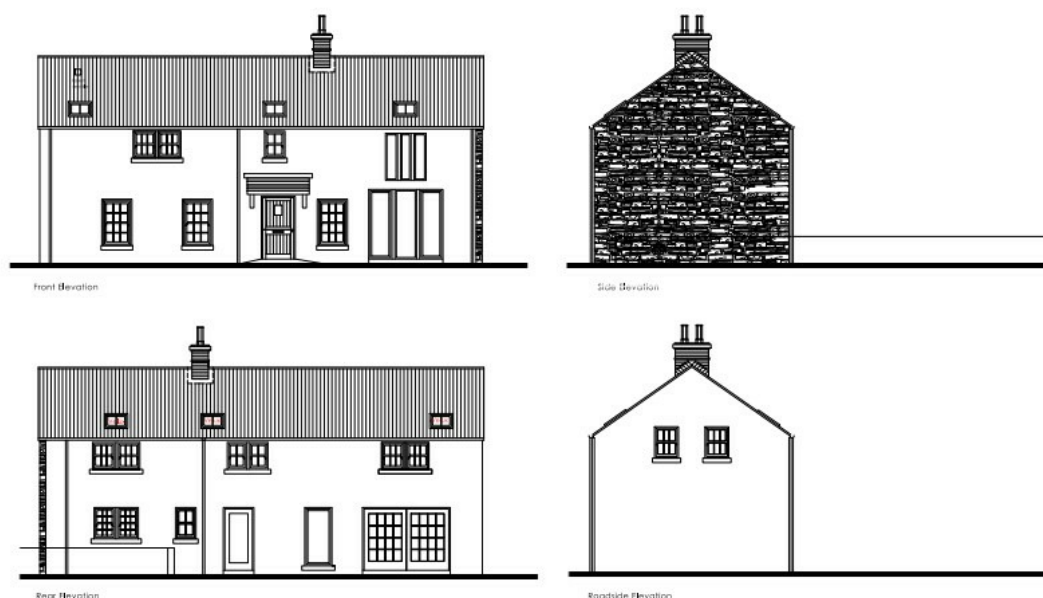
BEDROOM 2 - 3.1m (10'2") x 3.8m (12'6")

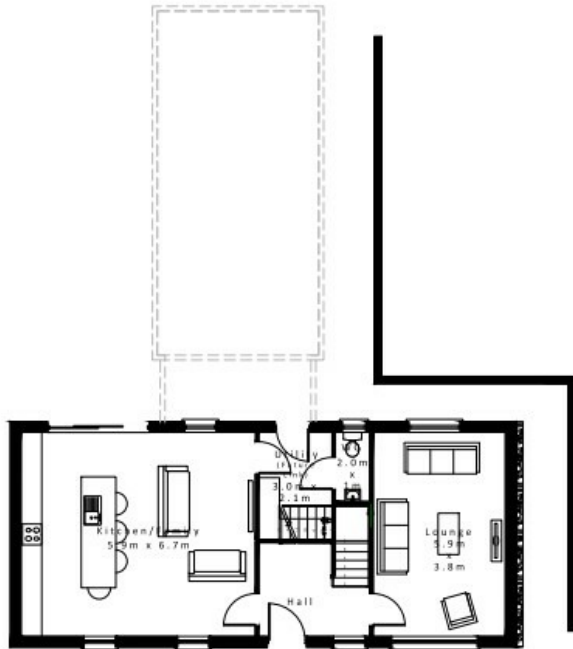
BEDROOM 3 - 2.6m (8'6") x 3.6m (11'10")

BEDROOM 4 - 2.6m (8'6") x 2.8m (9'2")

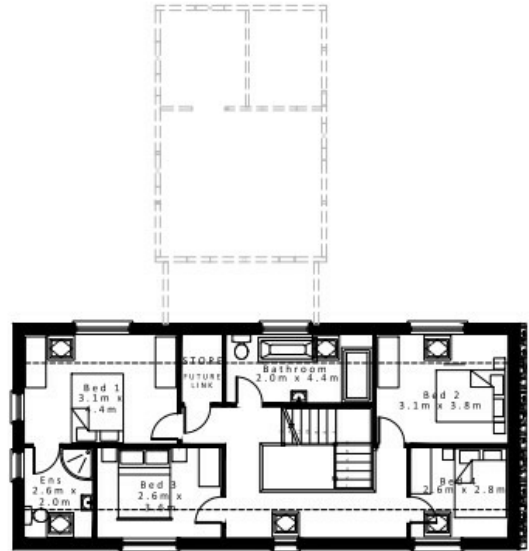
BATHROOM - 4.4m (14'5") x 2m (6'7")

STORE



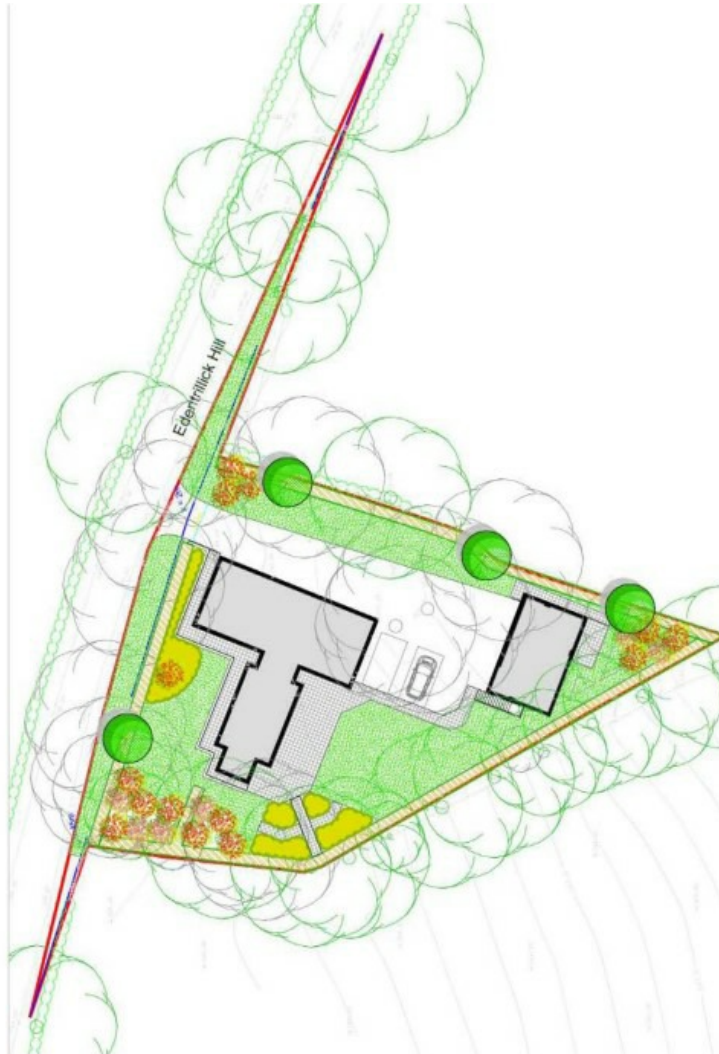


Ground Floor Plan



First Floor Plan

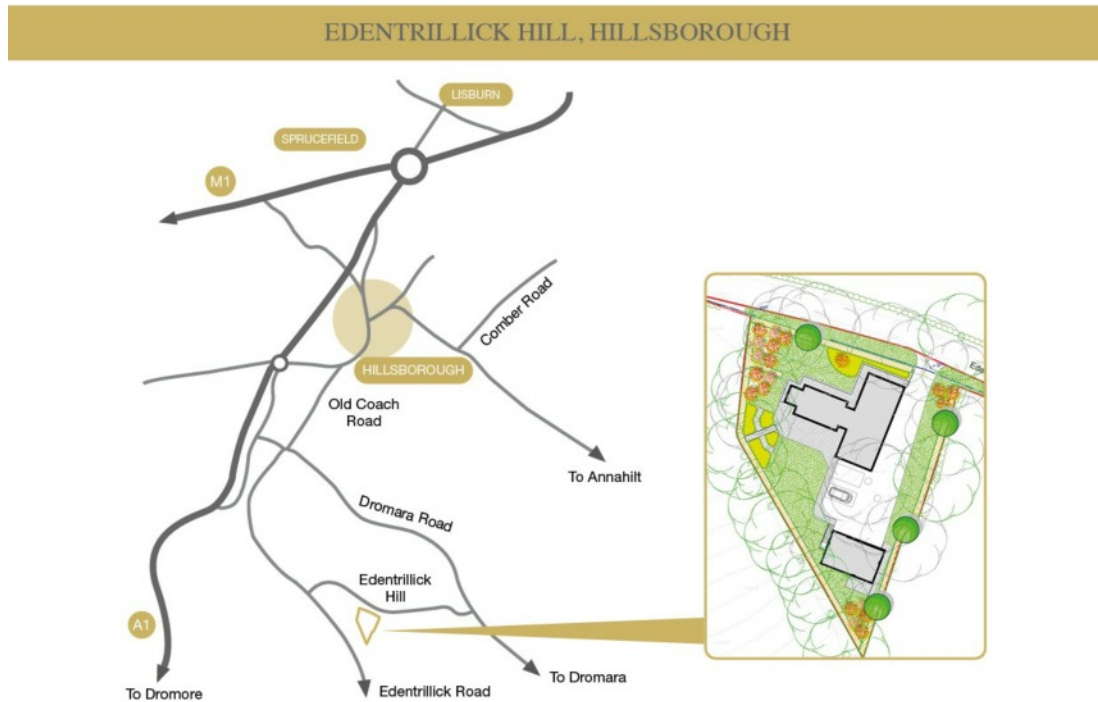
AREA:  
165.4m<sup>2</sup> (1780sq ft)  
(using RICS NSA method)





Location:

Edentrillick Hill Can be accessed from both the Dromara Road and Edentrillick Road.



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Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc.

All specific details to your home or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.



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