

Tim Martin
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148 Church Road
Holywood
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Offers Around
£395,000

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SUMMARY

Occupying a generous and mature site on the outskirts of Hollywood's vibrant village, this detached bungalow presents an excellent opportunity for families or those looking to downsize, in a highly sought after location.

While the property requires modernisation, it offers fantastic potential for a purchaser to create a bespoke home tailored to their own taste and lifestyle. The accommodation comprises of a spacious lounge and separate living room, a fitted kitchen with casual dining area, utility room with separate WC, three well proportioned bedrooms, and a shower room fitted with a modern white suite. Outside, a spacious driveway provides excellent parking for several cars and leads to the integral garage.

Mature gardens surround the property, which are laid out in lawn and planted with a fantastic range of shrubbery boasting fabulous colour all year round and privacy.

Hollywood town centre is within walking distance with its range of local boutiques, coffee shops, pubs, restaurants, doctors' surgeries, and renowned primary and secondary schools. Also close at hand are Hollywood and Royal Belfast Golf Clubs, Ballymenoch Park, and the North Down coastline, providing beautiful woodland and coastal walks. For those wishing to commute, Hollywood railway halt is within close proximity, ensuring a convenient commute to Belfast and Bangor.

FEATURES

- Detached Bungalow Occupying a Spacious and Mature Site Close to Hollywood Town Centre
- Three Excellent Sized Bedrooms
- Two Reception Rooms
- Fitted Kitchen with Casual Dining Area
- Utility Room and Separate WC
- Shower Room Fitted with a Modern White Suite
- Electric Heating and Double Glazing
- Spacious Driveway Leading to the Integral Garage
- Mature Gardens Laid out in Lawn Providing Excellent Entertaining Space
- Within Close Proximity to many Local Boutiques, Coffee Shops, Leading Primary and Secondary Schools and Transport Links to Belfast

Entrance Hall

Corniced ceiling; cloak cupboard; hotpress with lagged copper cylinder; wiring for wall lights; telephone connection point; access to roofspace (partially floored).

Living Room 13'1 x 10'9 (3.99m x 3.28m)

Tiled fireplace with matching hearth; corniced ceiling.

Lounge 15'3 x 15'1 (4.65m x 4.60m)

Tiled fireplace with tiled hearth; corniced ceiling; tv aerial connection point; wiring for wall lights.

Kitchen 13'0 x 12'5 (3.96m x 3.78m)

Range of wood laminate high and low level cupboards and drawers incorporating a single drainer stainless steel sink unit with mixer taps; Redring hot water tap over; Tricity electric oven; CDA 5 ring ceramic hob; concealed extractor fan over; space and plumbing for dishwasher; space for fridge; laminate worktops; tiled splashback.

Utility Room 13'1 x 5'9 (3.99m x 1.75m)

Single drainer stainless steel sink unit with mixer taps; range of wood laminate high and low level cupboards; laminate worktops; glazed door to rear; access to integral garage.

WC 4'5 x 2'7 (1.35m x 0.79m)

Low flush wc.

Bedroom 1 11'5 x 10'8 (3.48m x 3.25m)

Bedroom 2 13'11 x 9'9 (4.24m x 2.97m)

Built-in wardrobes.

Bedroom 3 12'3 x 9'9 (3.73m x 2.97m)

Built-in wardrobes.

Shower Room 8'0 x 6'5 (2.44m x 1.96m)

White suite comprising shower cubicle with Mira Sport electric shower unit and wall mounted telephone shower attachment; wash hand basin with mixer taps and vanity unit under; tiled walls; recessed spotlights; extractor fan; towel radiator.

WC 8'0 x 3'2 (2.44m x 0.97m)

White suite comprising close coupled wc; wall mounted wash hand basin; part tiled walls; recessed spotlights.

Outside

Spacious driveway leading to:-

Integral Garage 18'7 x 17'3 (5.66m x 5.26m)

(maximum measurements)

Electric up and over door; light and power points; door to rear.

Gardens

Gardens to the front, side and rear laid out in lawn with a wonderful selection of mature shrubs and trees, boasting fabulous colour all year round; outside lights and water tap.

Capital Rateable Value

£275,000. Rates Payable = £2622.92 per annum (approx)

Tenure

Freehold

Ground Floor

Approx. 134.7 sq. metres (1450.1 sq. feet)



Total area: approx. 134.7 sq. metres (1450.1 sq. feet)

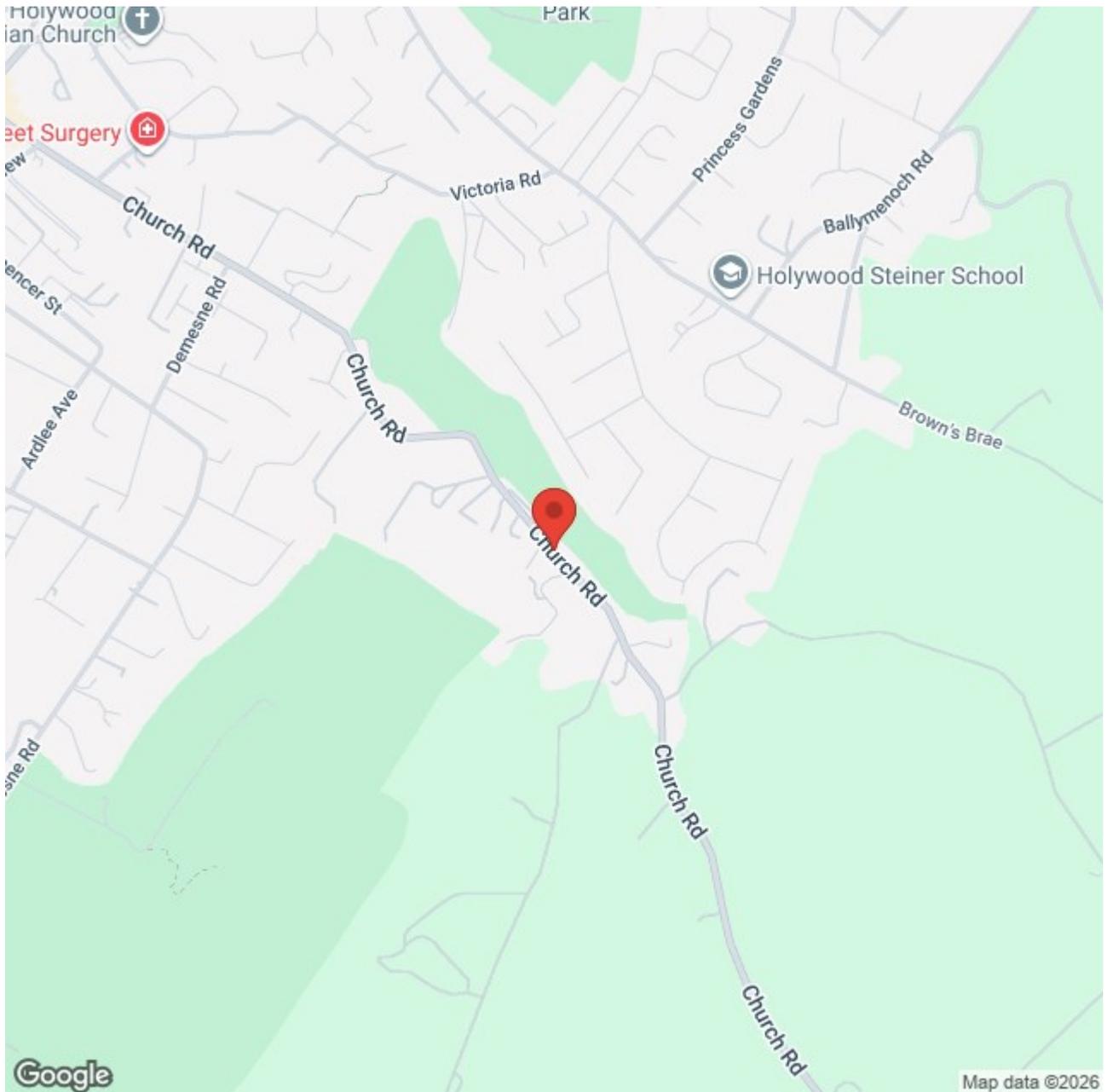
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148 Church Road, Hollywood









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			

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