



1 BEN VISTA PARK

Hollywood, BT18 0LS

Asking price **£439,950**



SEMI-DETACHED | 3  | 1  | 2 

Ben Vista Park is located within Cultra in one of North Down's most sought after residential locations. This Park is a select cul-de-sac with a proven track record for strong demand. Number 1 is a period semi detached exuding charm and character throughout.

The present owners have maintained this property beautifully. Bright and spacious accommodation, tasteful internal décor and the highest of standard of fixtures and fittings are evident throughout the property. With driveway parking to the front and a mature leafy outlook the property enjoys a mature rear garden with southerly westerly aspect, ideal for outdoor entertaining and enjoying long evening sunsets.

This is a fine example of period living tastefully modernised leaving little for the purchaser to do but simply move in. Of particular note is the through lounge/dining room with French doors opening to rear patio and mature gardens, a living room, with open fireplace, and a fitted kitchen with dining or living space. This is complimented on the first floor with three well proportioned bedrooms and a luxurious white bathroom suite. Other benefits include uPVC double glazing, gas fired central heating and ground floor utility room and WC.



KEY FEATURES

- Beautifully Maintained Semi Detached Period Home
- Exceptionally Well Presented Throughout with Tasteful Internal Décor and the Highest of Standard of Fixtures and Fittings
- Situated at the End of a Private Cul-de-Sac Within One of North Down's Most Prestigious Locations
- Period Features and Character Attributes Combine with Modern Finishes to Create a Most Welcoming Comforting Home
- Through Lounge/Dining Room with French Doors Leading to Rear Patio and Mature Private Gardens, Open Fire
- Fitted Kitchen with Ample Dining or Living Space
- Separate Utility Room/WC
- Three Well Proportioned First Floor Bedrooms with Views Across Cultra to Rear
- Driveway Parking
- Mature Front and Generous Rear Gardens, Ideal for Outdoor Entertaining and Enjoying Long Summer Sunsets, with a Southerly and Westerly Aspect
- Walking Distance to a Range of Local Amenities
- Gas Fired Central Heating
- Double Glazing



ROOM DETAILS

Entrance

- Arched Covered Entrance Porch
- Living Room
16'7" x 16'1"

Ground Floor

- Through Lounge/Drawing Room
25'6" x 9'4"
- Kitchen/Living/Dining Space
18'2" x 10'1"
- Utility Room/Ground Floor WC
11'5" x 6'6"

First Floor

- Primary Bedroom
18'2" x 10'1"
- Bedroom Two
14'9" x 9'4"
- Bedroom Three
12'9" x 10'1"
- Family Bathroom
9'7" x 5'7"

Outside

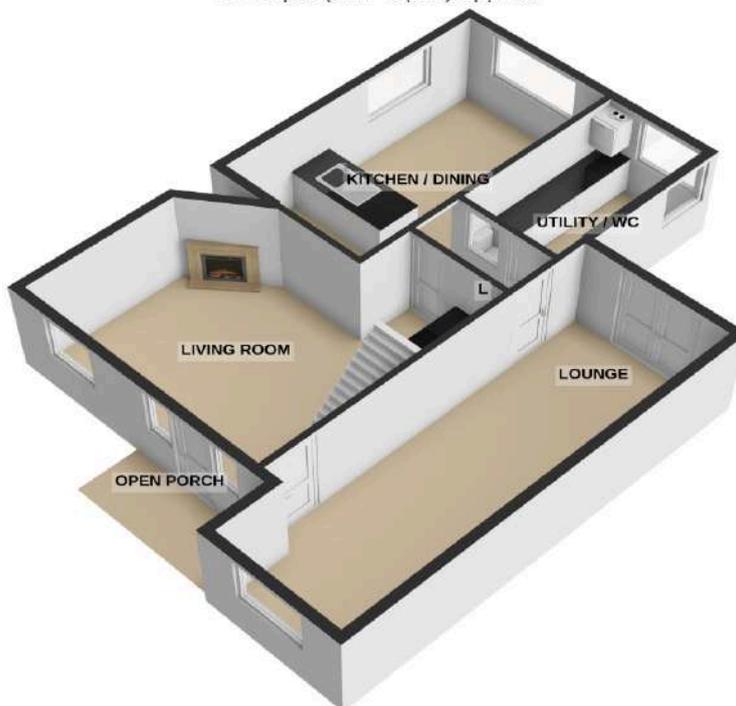
- Mature Good Sized Rear Garden. Laid in Lawns
- Paved Pathways and Patio Areas
- Southerly & Westerly Aspect
- Front Paved Driveway With Ample Parking.



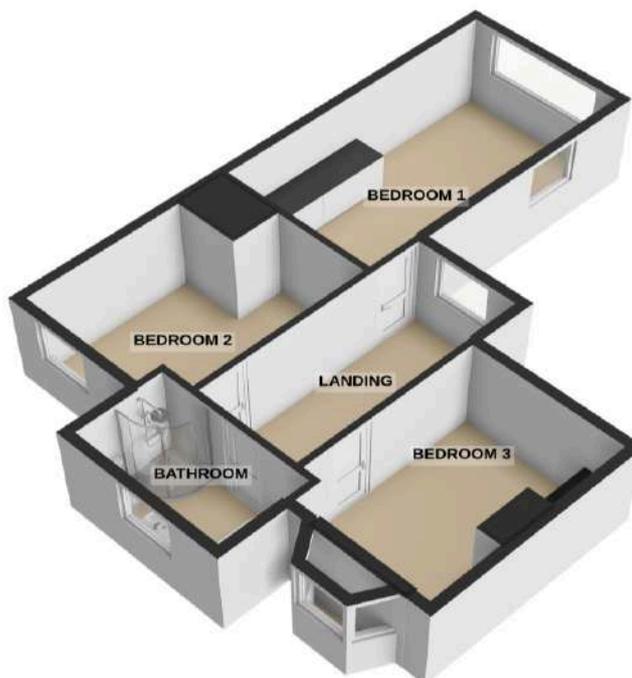


FLOOR PLANS

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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DIRECTIONS

Travelling from Belfast along the Bangor Road in the direction of Bangor you will pass the Maxol Filling Station. After this take the second left turn onto Ben Vista Park. Number 1 is located at the left hand corner of the cul-de-sac.



THE LOCAL AREA

Hollywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	62	69
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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