



Enjoying a superb location in a cul-de-sac between Hollywood and Belmont, this modern semi detached home has been the subject of an impressive refurbishment project in recent years.

Immaculately presented throughout, the accommodation offers both space and flexibility having been carefully designed to utilize all the space this home has to offer.

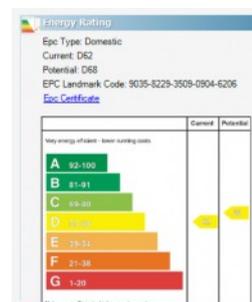
Requiring the purchaser to do little except move in and enjoy their new home with its prime location, internal inspection is strongly recommended.

Recent sales in this highly regarded, small development have proved very popular so we would advise arranging a viewing as soon as possible.

Offers Over  
£325,000

10 Churchland Close,  
Old Hollywood Road,  
Hollywood,  
BT18 9LF

Viewing by  
appointment  
through agent  
028 9042 4747



- Impressive, semi-detached home in cul-de-sac, popular residential area
- Immaculately presented
- Recently refurbished and reconfigured throughout
- Four well-proportioned bedrooms
- Principal bedroom with ensuite shower room
- Three reception rooms on the ground floor
- Modern kitchen with appliances, access to rear
- Main luxury family bathroom on first floor
- OFCH / double glazing throughout
- Driveway parking to front
- Enclosed rear garden with additional sitting areas
- Spacious and flexible accommodation throughout
- Close to excellent amenities in Holywood, Holywood Exchange & East Belfast
- Leading local primary & secondary schools all close by



The Property Comprises:

Ground Floor

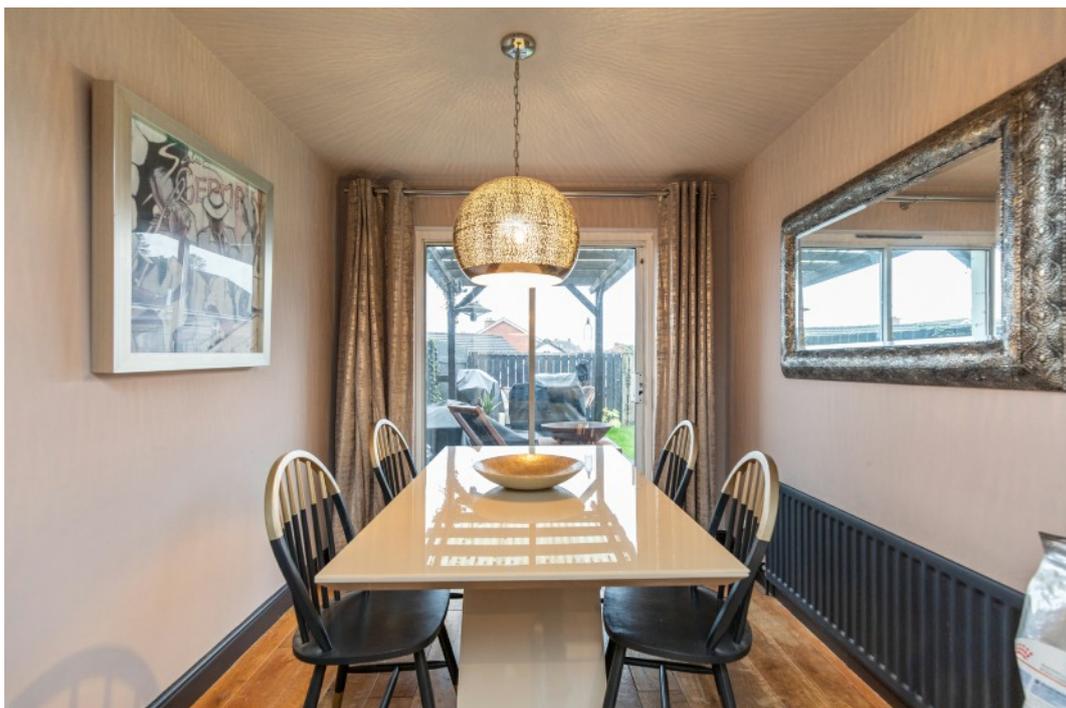
Hardwood front door.

RECEPTION HALL: Ceramic tiled floor, hardwood glazed door to:

LIVING ROOM: 16' 0" x 13' 0" (4.88m x 3.96m) Brick fireplace with wooden mantle, open fire. Low voltage spotlights, solid wood floor. Open plan to:



DINING ROOM: 26' 3" x 26' 3" (8m x 8m) Solid wood floor, aluminium sliding glazed doors to decking.



KITCHEN: 18' 10" x 11' 0" (5.74m x 3.35m) Excellent range of high and low level high gloss units, word effect work surfaces, ceramic sink unit with mixer taps and Quooker tap, four ring ceramic hob, stainless steel extractor fan above, feature tiled walls, integrated washing machine, integrated fridge freezer, integrated electric oven, tiled flooring. Hardwood door to garden, open to:



FAMILY ROOM: 16' 10" x 9' 0" (5.13m x 2.74m) uPVC double glazed sliding doors to decking. Tiled flooring.



## First Floor

LANDING: Access to roofspace, built-in storage cupboard.

BEDROOM (1): 13' 0" x 10' 0" (3.96m x 3.05m) Spotlights. Door to:

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with chrome thermostatic shower unit, low flush wc, pedestal wash hand basin, extractor fan. Tiled floor, spotlights.



BEDROOM (2): 14' 0" x 9' 0" (4.27m x 2.74m) Laminate wooden floor, spotlights.



BEDROOM (3): 11' 0" x 9' 10" (3.35m x 3m)



BEDROOM (4)/STUDY: 6' 0" x 6' 0" (1.83m x 1.83m)



BATHROOM: Recently installed white suite comprising low flush wc, free-standing bath with chrome mixer taps and telephone hand shower, separate fully tiled shower cubicle, wash hand basin with chrome mixer taps in wooden stand, ceramic tiled floor.



## Outside

FRONT Driveway parking for two cars. Garden laid in lawn with mature shrubbery. Decked sitting area.

REAR Enclosed rear garden laid in lawn. Additional decked sitting area. Outside light and tap.



## Location:

From Belmont Road, continue towards Holywood on the Old Holywood Road. Go through Knocknagoney Road traffic lights and Churchland Close is next left.



Please Note Floor Plans Are Illustrative Only, Measurements And Layouts Are Approximate.

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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