



This charming, fully refurbished and extended detached bungalow enjoys a prime, quiet cul-de-sac position just off Croft Road, within easy reach of Holywood's vibrant town centre, renowned for its popular boutiques, artisan coffee shops and well-loved restaurants, along with convenient rail and road links to Belfast and beyond.

16 Ardmore Heights offers beautifully presented, single-level accommodation ideal for active downsizers or young families seeking stylish, low-maintenance living in a convenient setting. Finished to an exceptional standard, the bright, well-proportioned layout includes a welcoming entrance hall, spacious front lounge and an impressive open plan kitchen, dining and family area with contemporary units and direct garden access. A separate utility room and principal bedroom with ensuite enhance practicality and comfort.

Four versatile bedrooms and a modern family bathroom complete the interior, while private parking, an attached garage and easily maintained gardens with generous patio add further appeal.

Offers Over
£450,000

16 Ardmore Heights,
Croft Road,
HOLYWOOD,
BT18 0PY

Viewing by
appointment
through agent
028 9042 4747



- Stunning extended three bedroom home, fully renovated to an exceptional standard
- Equally suitable for active downsizers or alternatively the young family seeking stylish, low-maintenance living
- Versatile living accommodation, ideal for visiting family, guests or home office
- South after, convenient location close to everyday amenities and transport links
- Impressive open plan kitchen/dining/family room with garden access, perfect for entertaining
- High quality finishes throughout including light oak flooring and contemporary neutral decor
- Substantial rear extension providing generous yet manageable living space
- Fully refurbished, beautifully presented and ready to move straight into
- uPVC double glazing and gas central heating
- Bright, elegant interior offering a modern, welcoming feel with excellent natural light
- Private parking with attached garage
- Easily maintained front and rear gardens with large outside patio area and separate utility room



The Property Comprises:

Ground Floor

ENTRANCE HALL: Composite double glazed door, double glazed side light. Oak effect laminate wooden floor.

CLOAKROOM: Pressurized water tank.

LIVING ROOM: 17' 1" x 11' 6" (5.2m x 3.5m) Light oak wood effect laminate flooring, uPVC double glazed picture window.



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EXTENDED MODERN FITTED KITCHEN WITH CASUAL DINING AREA, OPEN PLAN TO FAMILY ROOM: 30' 10" x 10' 2" (9.4m x 3.1m) Excellent range of high and low level units, laminate worktops, single drainer sink and a half stainless steel sink unit with mixer tap, extractor fan, Hotpoint integrated dishwasher, recessed spotlights, contemporary cabinets, light oak wood effect laminate flooring, uPVC double glazed sliding patio doors to garden.



PRINCIPAL BEDROOM: 11' 2" x 8' 2" (3.4m x 2.5m) Light oak laminate flooring.

ENSUITE SHOWER ROOM: Contemporary white suite comprising fully tiled built-in shower cubicle with Mira Sport electric shower, pedestal wash hand basin, low flush wc, part tiled walls, ceramic tiled floor, recessed spotlighting.



BEDROOM (2): 11' 6" x 8' 6" (3.5m x 2.6m) Light oak laminate flooring.



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BEDROOM (3): 8' 10" x 7' 10" (2.7m x 2.4m) Light oak wood effect laminate flooring.



BEDROOM (4)/DINING ROOM: 9' 6" x 8' 2" (2.9m x 2.5m) Oak wood effect laminate flooring.

LUXURY BATHROOM: White suite comprising free-standing bath with mixer tap, vanity unit with mixer tap, low flush wc, fully tiled built-in shower cubicle with overhead shower and shower attachment, part tiled walls, recessed spotlighting.



Outside

Brick pavior driveway to ample parking to:

ATTACHED GARAGE Up and over door, power and light. Oil fired boiler.

UTILITY ROOM: 7' 7" x 4' 11" (2.3m x 1.5m) Plumbed for washing machine.

Neat front and enclosed private rear gardens in lawns. Large sheltered patio, ideal for entertaining.



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Location:

Right hand side off Croft Road into Ardmore Road. Ardmore Heights is on the right.



16 Ardmore Heights, Holywood

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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