

TEMPLETON
ROBINSON



26 Demesne Gate,
HOLYWOOD,
BT18 9FR

Offers Around
£529,950

Viewing by
appointment with
& through agent
028 90 424747



Located on the doorstep of Hollywood's bustling town centre, this spacious five bedroom family home is positioned within the popular and highly convenient Demesne Gate development, just off Church Road.

Offering a wealth of notably spacious accommodation arranged over three floors, the layout could be easily adapted to suit the occupier's requirements. Briefly comprising living room, an open plan kitchen - dining, five bedrooms- principal with ensuite, family bathroom and separate shower room.

Externally the property benefits from a particularly large integral garage, utility room, additional parking and a private, enclosed walled garden with pedestrian access onto Demesne Road.

Within a five minute walk from Hollywood's bustling High Street with variety of boutique shops, cafes & restaurants, primary & secondary schools. Beautiful coastal & woodland walks are nearby, and the local railway station offers links to Belfast & beyond making it ideal for commuters.



- Spacious townhouse located on the doorstep of Hollywood town centre
 - Hallway
 - Cloaks WC
- Lounge with bay window & feature gas fire
 - Kitchen open plan to Dining
 - Separate utility room
- Five well-proportioned bedrooms
 - (Princial bedroom with ensuite)
 - Main bathroom
- Gas fired central heating & uPVC double glazing
 - Allocated driveway parking leading to:
 - Spacious garage with electric door (currently used as a home gym)
 - Sought after development within quiet yet convenient location
- Private, enclosed walled garden with pedestian access directly onto Demesne Road
 - Local railway station offers links to Belfast & beyond
- Nearby beautiful coastal & woodland walks along with the bustling town centre

Telephone 028 9042 4747
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: Solid oak wood flooring.



CLOAKROOM: Low flush wc, wash hand basin with tiled splashback, ceramic tiled floor.

LOUNGE: 15' 1" x 13' 9" (4.6m x 4.2m) (into bay window). Solid oak wood flooring.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING AREA: Extensive range of high and low level units, granite worktops, island unit with granite worktop, stainless steel sink unit with vegetable basket and mixer tap, concealed lighting, ceramic tiled floor, extractor fan, integrated fridge and freezer, access to garden.





First Floor

LANDING:



PRINCIPAL BEDROOM: 15' 1" x 11' 10" (4.6m x 3.6m) (into bay window).

ENSUITE SHOWER ROOM: Comprising fully tiled built-in shower cubicle with overhead and body showers, vanity unit with mixer tap, low flush wc, ceramic tiled floor, separate wardrobe.



BEDROOM (2): 10' 2" x 7' 10" (3.1m x 2.4m) Solid oak wood flooring.

BEDROOM (3): 14' 5" x 11' 6" (4.4m x 3.5m) (into bay window). Solid oak wood flooring.



SHOWER ROOM: Fully tiled built-in shower cubicle, low flush wc, wash hand basin, ceramic tiled floor, electric shaver point.

Second Floor

BEDROOM (4): 12' 10" x 12' 6" (3.9m x 3.8m) Solid oak wood flooring.



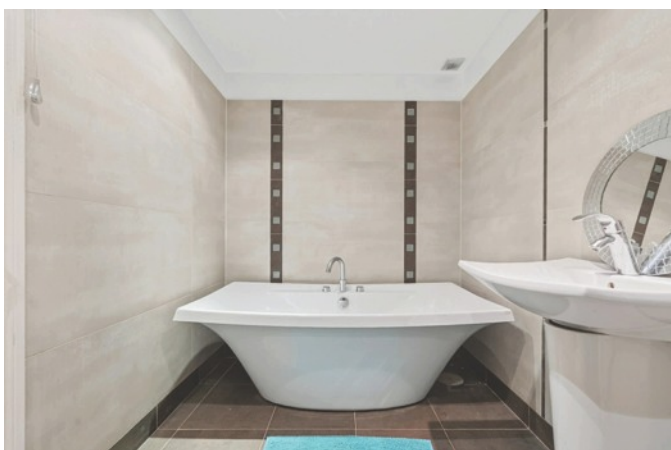
WALK-IN STORE: Pressurised water tank.

BEDROOM (5): 12' 10" x 12' 6" (3.9m x 3.8m) Solid oak wood flooring.



WALK-IN STORE:

BATHROOM: Modern white suite comprising free standing bath with mixer tap, pedestal wash hand basin, close coupled low flush wc, fully tiled built-in shower cubicle, ceramic tiled floor, electric shaver point.



Lower Ground Floor

UTILITY ROOM: 8' 2" x 7' 7" (2.5m x 2.3m) Single drainer stainless steel sink unit with mixer tap, plumbed for washing machine. Service door to

LARGE INTEGRAL GARAGE: 31' 10" x 19' 8" (9.7m x 6m) (at widest points). Currently used as a gym, up and over door, light and power, gas fired boiler.



Outside

Brick pavior driveway to large integral garage. Enclosed low maintenance walled gardens with paved patios.



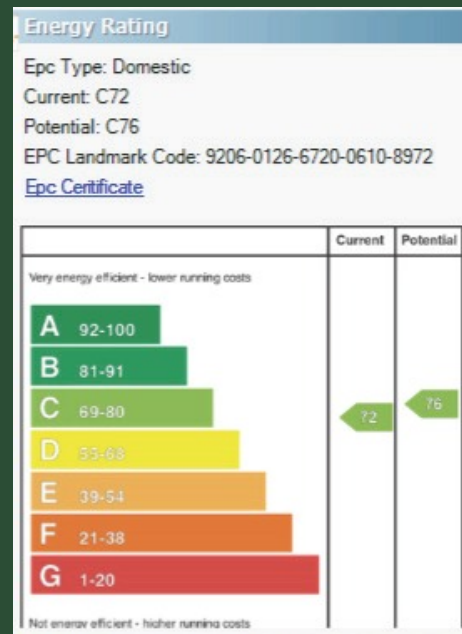


Location:

Travelling up Church Road in Holywood, turn right into Demesne Road and right again into Demesne Gate.

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



MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.