



A deceptively spacious, modern home conveniently located within the heart of Holywood, just off the prestigious Church Road. Set back from the road offering ample driveway parking, the property is enhanced by a good-sized, enclosed rear garden, benefitting from a sunny south-west facing aspect leading to a detached garden room. Arranged over 3 floors, the layout offers the conveniences of modern living. An impressive open plan kitchen – dining to family room, overlooking and with direct access to the garden is undoubtedly the heart of this home, creating a perfect combination between indoor/outdoor living - ideal for both relaxing and entertaining. Further investigation reveals living room, utility, cloaks WC, three bedrooms – principal with ensuite plus main bathroom. Benefitting from gas fired central heating, underfloor to ground level and uPVC frame double glazed windows, the property is finished to a high standard and is well-presented throughout. A highly sought after and convenient location within walking distance to Holywood with its array of boutique shops, cafes, along with Holywood Golf Club and delightful walks including Ballymenoch Park and North Down coast. The range of local churches and leading primary and secondary schools creates a true sense of community. Holywood railway stop benefits from rail links to Belfast, Bangor and several stops along the way making it ideal for commuters. We anticipate interest from a range of prospective purchasers.

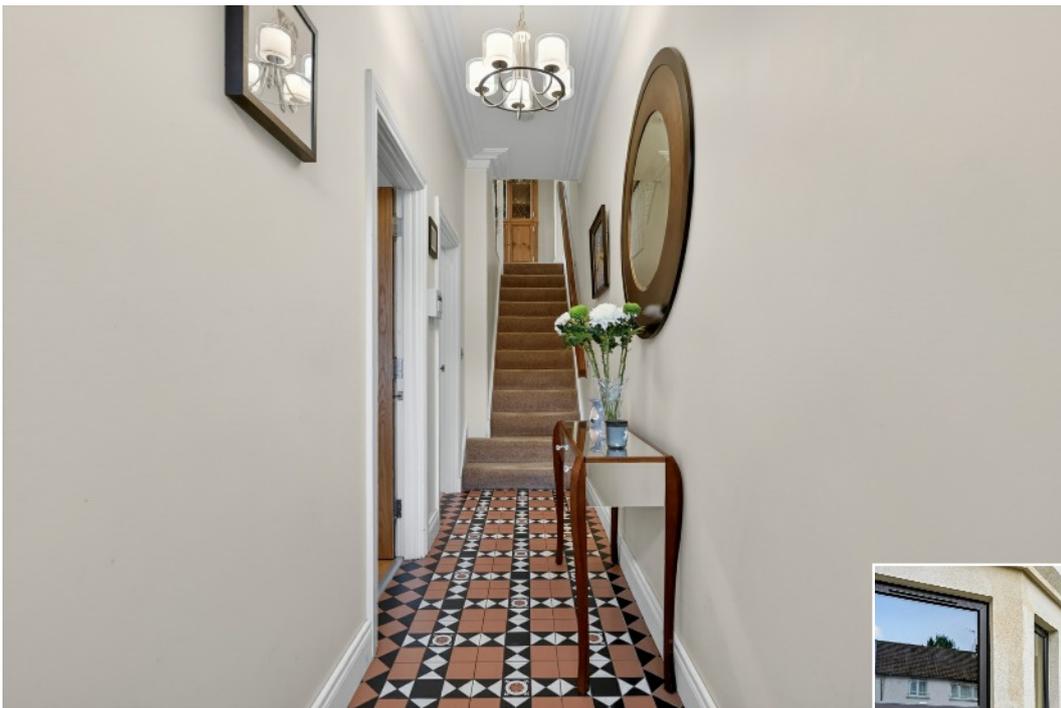
Offers Over
£499,950

14 Church Avenue,
Holywood,
BT18 9BJ

Viewing by
appointment
through agent
028 9042 4747



- Spacious, modern home located within the heart of Holywood
- Deceptively spacious interior
- Hallway leading to inner hall
- Cloaks WC & Utility
- Living Room with feature open fireplace
- Open plan Kitchen - Dining leading to Family Room
- (Bespoke oak kitchen with island & range of appliances), direct access to exterior raised patio
- Three Bedrooms
- Principal with ensuite
- Bathroom with 4 piece suite
- Gas fired central heating, underfloor to ground level
- Composite front door
- uPVC frame double glazed windows
- Powder coated aluminium frame glazed sliding doors to rear
- Tarmac driveway offering ample parking
- Enclosed, good sized rear garden benefitting from south-west aspect
- Garden Room - Insulated with light, power & cloaks WC
- (Ideal home office, studio, play room or additional reception space)
- Highly convenient yet quiet location- 0.4 miles from town centre
- Delightful walks nearby - Ballymenoch Park & North Down coast
- Holywood railway stop affords rail links to Belfast, Bangor & beyond



The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL: Victorian style tiled floor, cornice ceiling, ceiling rose.

LIVING ROOM: 15' 1" x 11' 6" (4.6m x 3.5m) Feature open fireplace with attractive Carrara marble fireplace with cast iron inset and granite hearth, cornice ceiling, ceiling rose, oak wood floor.



INNER HALL: Ceramic tiled floor.

CLOAKROOM: Low flush wc, wash hand basin with mixer tap, subway tiled walls, ceramic tiled floor, extractor fan, storage cupboard understairs.

UTILITY ROOM: Stainless steel with drainer and mixer tap, built-in units, plumbed for washing machine, subway tiling, ceramic tiled floor, Worcester gas fired boiler.



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OPEN PLAN KITCHEN/CASUAL DINING TO FAMILY ROOM: 35' 5" x 15' 9" (10.8m x 4.8m)

Besoke fitted kitchen with extensive range of high and low level oak units with matching island, granite worktops and upstands, stainless steel 1.5 bowl sink with drainer and mixer tap, Bertazzoni range cooker, five ring gas burner, electric oven and extractor fan, Fischer and Paykel American style fridge freezer, integrated dishwasher, ceramic tiled floor, additional raised bar/seating area with granite worktop, powder coated aluminium frame double glazed doors to exterior, three electronic rain sensor Velux windows.



First Floor Return

BEDROOM (2): 10' 6" x 8' 2" (3.2m x 2.5m)



First Floor

BEDROOM (1): 14' 9" x 13' 9" (4.5m x 4.2m) (into bay).

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with pressurised shower unit, low flush wc, vanity unit with wash hand basin and mixer tap and low level cupboard, tiled splashback, wall mounted storage, ceramic tiled floor, chrome radiator, extractor fan.



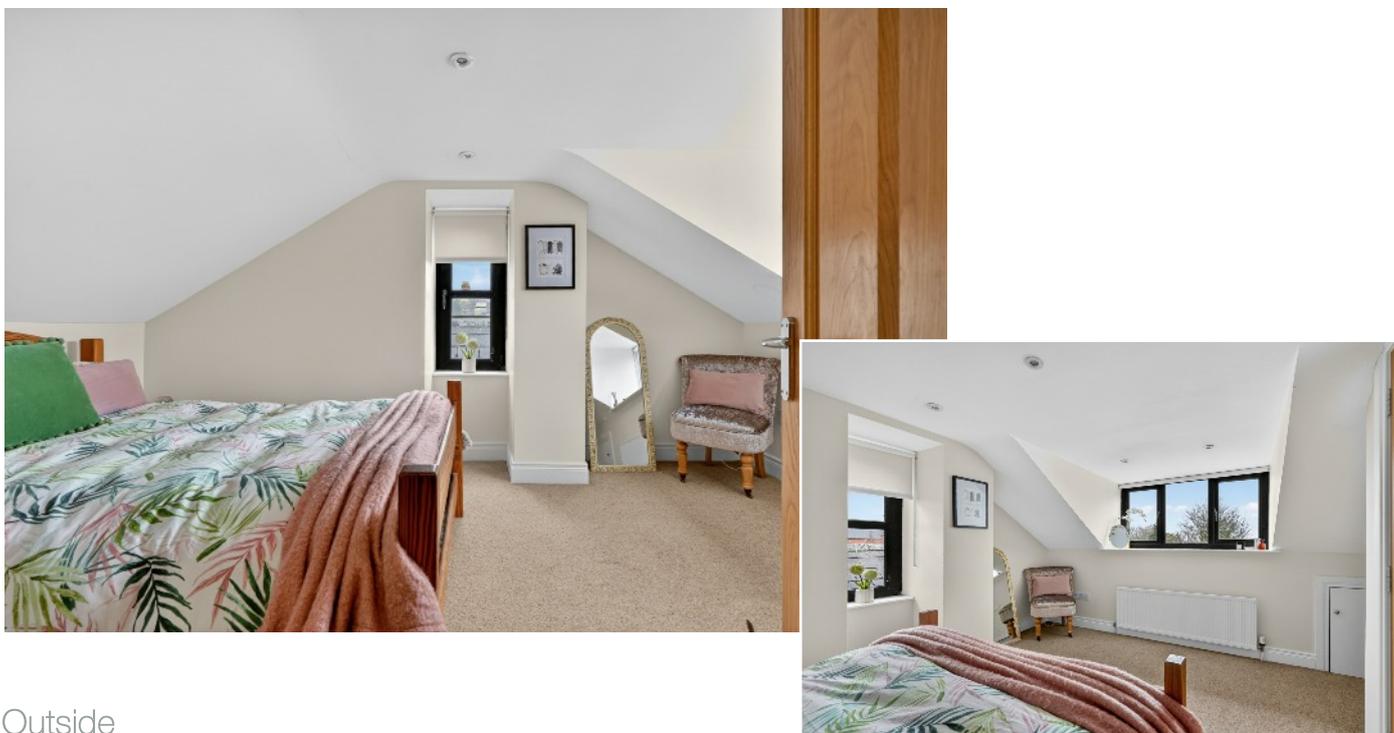
BATHROOM: Modern white suite comprising jacuzzi style panelled bath with mixer tap and hand shower, wall mounted wash hand basin with mixer tap and tiled splashback, fully tiled built-in shower cubicle with pressurised shower, low flush wc, wall mounted storage, ceramic tiled floor, chrome radiator, extractor fan, window.



Second Floor

LANDING: Cupboard leading to eaves storage.

BEDROOM (3): 13' 5" x 8' 2" (4.1m x 2.5m) Ample storage in eaves.



Outside

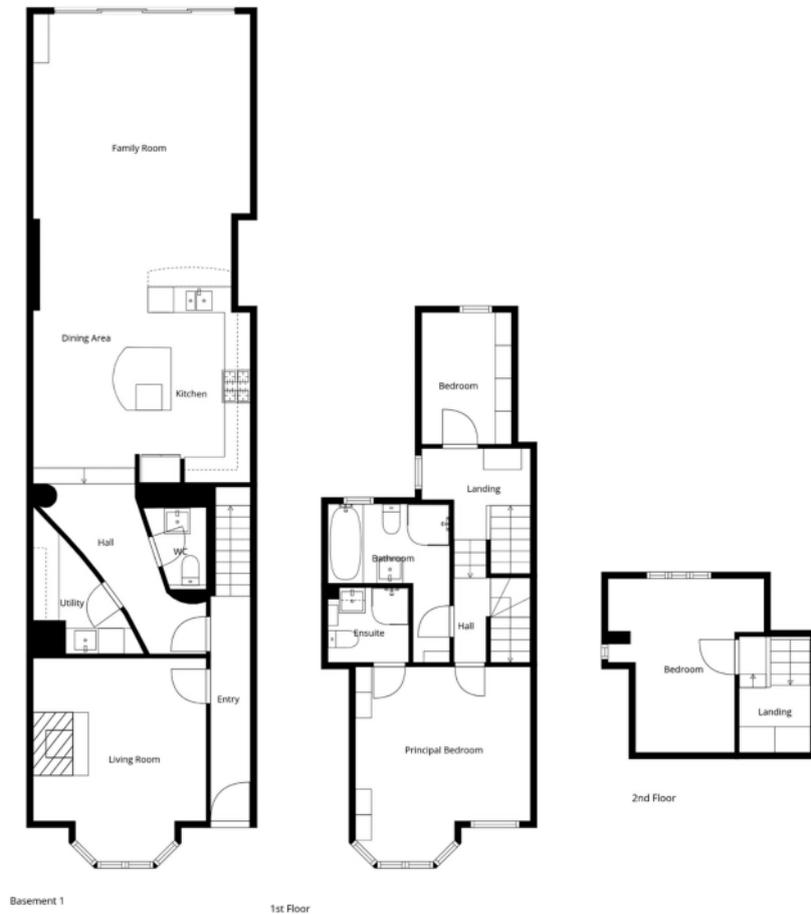
Tarmac driveway with ample private parking. Enclosed, good sized gardens in lawn benefitting from sunny south west aspect. The family room area opens onto a granolithic paved patio with stainless steel glazed ballustrade and soffit lighting. Granite steps lead to composite decked area with hot tub. There is a second composite seating area in the centre of the garden. Enhanced exterior wall lighting in garden. Pedestrian access to Church Road via back gate via Riverside Terrace.

GARDEN ROOM: 13' 5" x 11' 2" (4.1m x 3.4m) Ideal home office, studio, playroom or additional recreational space, cavity wall construction, powder coated aluminium frame double glazed sliding door, light and power, cold tap, ceramic tiled floor, soffit lighting to exterior. Cloaks WC with low flush wc and wash hand basin.



Location:

From the Maypole in Holywood town centre, continue up Church Road. Church Avenue is on the left hand side opposite Demesne Road. No 14 is positioned on the left hand side of the road.



Sizes And Dimensions Are Approximate. Actual May Vary.

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Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
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