

TEMPLETON
ROBINSON



25 Larch Hill,
Bangor Road,
HOLYWOOD,
BT18 0JN

Offers Around
£575,000

Viewing by
appointment with
& through agent
028 90 424747



Commanding one of the most enviable positions within this prestigious residential area, this imposing detached residence enjoys truly breathtaking, uninterrupted panoramic views over Belfast Lough, an ever-changing vista that can be fully appreciated from many of the principal rooms. To the rear, the property enjoys an equally appealing rural outlook, creating a sense of peace and privacy rarely found in such a convenient setting.

Internally the home is flooded with natural light, offering bright, airy and generously proportioned accommodation throughout. Thoughtfully designed for modern family life, the layout includes a dedicated home office

and a separate study area, ideal for today's work-from-home lifestyle.

Finished to a high standard throughout, the property exudes comfort and quality, with stylish interiors and practical touches that enhance everyday living. The principal bedroom benefits from a sleek ensuite shower room, while the overall presentation strikes a perfect balance between contemporary style and homely warmth.

Altogether, this is a rare opportunity to acquire a home that offers both outstanding views and superb family accommodation in one of the area's most sought after addresses.



- Attractive & very well maintained detached home on a most breathtaking site
- Panoramic lough views to front & open aspect over rural landscape to rear
 - Spacious living room with picture window
 - Family room, home office & study area
- 4 bright bedrooms to include principal bedroom with ensuite shower room
- Modern fitted kitchen with casual dining area opening onto the delightful gardens
 - Separate utility room
 - uPVC double glazed & gas fired central heating
 - Integral garage
- Mature good sized gardens in colourful well stocked flower beds, spacious lawns & private paved patio

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The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH:

TILED RECEPTION HALL:



Lower Ground Floor

STUDY: 20' 4" x 6' 7" (6.2m x 2m) Feature window with sea views.



UTILITY ROOM: 13' 5" x 9' 2" (4.1m x 2.8m) Excellent range of low level units, laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, ceramic tiled floor, gas fired boiler.



LARGE STORE/GAMES ROOM: 19' 0" x 9' 2" (5.8m x 2.8m) Service door to garage.

Ground Floor

MODERN FULLY FITTED KITCHEN OPEN PLAN TO CASUAL DINING AREA: 20' 12" x 10' 6" (6.4m x 3.2m) Excellent range of high and low level units, laminate worktops, single drainer stainless steel sink unit with mixer tap, concealed lighting, built-in oven, four ring ceramic hob, stainless steel extractor fan, built-in breakfast bar, integrated fridge and dishwasher, part tiled walls, ceramic tiled floor.



BEDROOM (2): 9' 10" x 9' 10" (3m x 3m)



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PRINCIPAL BEDROOM; 19' 8" x 19' 4" (6m x 5.9m) (at widest points). Wall to wall range of built-in wardrobes with louvered sliding doors.

ENSUITE SHOWER ROOM: Comprising fully tiled built-in shower cubicle, wash hand basin, low flush wc, heated towel rail, ceramic tiled floor, fully tiled walls.



BEDROOM (3): 9' 6" x 8' 2" (2.9m x 2.5m) Built-in wardrobe with louvred sliding door.

BEDROOM (4): 10' 2" x 8' 6" (3.1m x 2.6m) Built-in wardrobe with louvred sliding door.



BATHROOM: Modern white suite comprising fully tiled walk-in shower unit with built-in shower, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, linen cupboard with radiator.



Upper Ground Floor

LIVING ROOM: 29' 10" x 18' 4" (9.1m x 5.6m) Feature picture window with panoramic, uninterrupted views of Belfast Lough, polished stone fireplace with matching hearth and piped for gas fire.



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FAMILY ROOM: 12' 10" x 10' 2" (3.9m x 3.1m) Tiled floor, picture window with outstanding lough views.



Outside

Sweeping tarmac driveway to . . .

INTEGRAL GARAGE: 18' 4" x 9' 2" (5.6m x 2.8m) Roller door, light and power, ample additional parking.

Large private front, side and rear gardens in well tended lawns, mature well stocked colourful flower beds, private paved patio to front and rear.



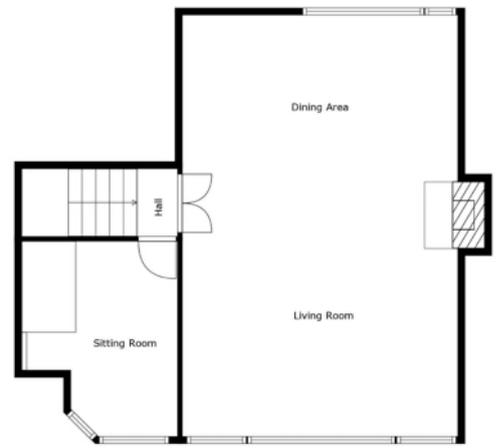


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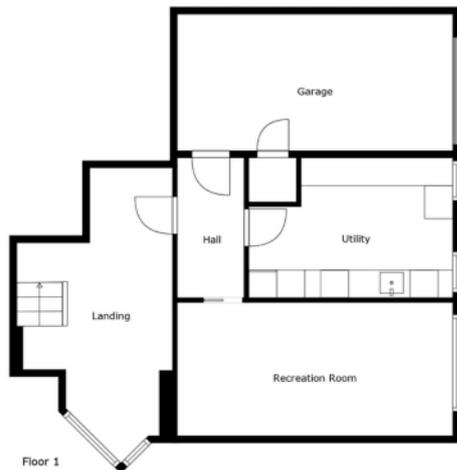




Floor 2

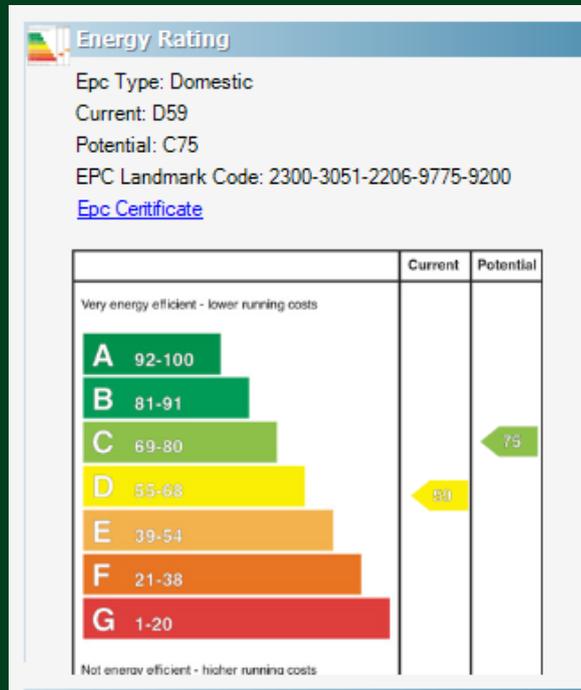


Floor 3



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

Coming from Holywood, turn right off the Bangor Road before Seahill traffic lights into Larch Hill. Turn right at junction and continue to top.

- 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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