

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

**028 9047 1515**

[ballyhackamore@ulsterpropertysales.co.uk](mailto:ballyhackamore@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 LARCH HILL, BANGOR ROAD, HOLYWOOD,  
BT18 0JN**

**OFFERS AROUND £750,000**



A stunning detached home of approx. 4,000 sq ft, set on an elevated site in the exclusive Larch Hill development, just off the Bangor Road. This impressive residence offers generous and flexible family accommodation with panoramic views across Belfast Lough, and has been thoughtfully upgraded by the current owners over the past 25 years.

On the ground floor, a bright and spacious entrance hall leads to a well-proportioned double bedroom with luxury en-suite and separate dressing area. Additional accommodation includes a study and separate cloakroom.

The first floor showcases exceptional living space, with a formal lounge featuring a vaulted ceiling, large feature windows, gas fire, and bi-folding doors opening onto a viewing terrace with stunning Lough views. A separate living room offers a cosy wood-burning stove and recessed lighting. The generous kitchen/dining area includes a range of fitted units with granite worktops, integrated appliances, display cabinetry, and a feature breakfast island. A bright conservatory opens out to the garden via patio doors.

The principal bedroom includes a luxury en-suite shower room, large dressing room with built-in robes, and a separate walk-in wardrobe. A fifth bedroom/playroom offers bi-folding doors to the patio garden and access to a separate toilet.

The second floor comprises two further double bedrooms, both with built-in robes, with bedroom three enjoying access to an elevated sun deck. A newly fitted luxury bathroom features a freestanding bath and walk-in shower.

Set on a generous private plot, the property boasts mature gardens, lawn, flowerbeds, and a wrap-around brick paviour driveway with rear access. A large carport/covered area leads to a spacious store, equivalent to a double garage.

This is a truly exceptional home that must be viewed to be fully appreciated.



## Key Features

- A Fantastic Detached Family Home Circa 4,000 sq ft With Superb Panoramic Views Over Belfast Lough
- Windows Replaced Approximately 10 Years Ago With Powder Coated Aluminium Double Glazing
- Excellent Living Accommodation Including 4/5 Reception Rooms and Spacious Kitchen/Dining Area
- Extensive Gardens To The Front and Rear In Patio and Lawn With Mature Boundary Shrubs and Trees
- The Roof Was Replaced Circa 25 Years Ago and Includes Mounted Solar Panels Reducing Running Costs
- The Property Was Also Partially Rewired Around 10 Years Ago
- 4/5 Bedrooms Over Three Floors Two Which Include Ensuite Shower Rooms and Dressing Areas
- A Large Carport/Covered Area Leads To A Spacious Store, Equivalent To A Double Garage



### Accommodation Comprises

#### Entrance Porch

Recessed spotlighting.

#### Entrance Hall

Porcelain tiled flooring. Recessed spotlighting.

#### Cloakroom

8'8 x 5'8

Ceramic tiled flooring. Cloak space.

#### Bedroom 2

14'7 x 11'1

Ceramic tiled flooring. Recessed spotlighting.

#### En-Suite Shower Room

Modern white suite comprising walk-in shower cubicle with built-in shower and sliding shower doors, vanity unit, freestanding feature bath with mixer tap, low flush WC, fully tiled walls, ceramic tiled flooring. Recessed spotlighting. Extractor fan.

#### Walk-In Wardrobe

5'9 x 4'1

Ceramic tiled flooring. Recessed spotlighting.

#### Study

15'1 x 8'3

Ceramic tiled flooring. Recessed spotlighting.

#### Living Room

21'1 x 13'5

Wood burning stove, porcelain tiled flooring with skirting, recessed spotlighting. Double doors to:

#### Lounge

16'9 x 16'9

Feature gas fire with granite hearth, porcelain tiled flooring. Feature glass wall, vaulted ceiling, timber beams, bi-folding doors to elevated decking area with superb views across Belfast Lough. Double doors to:

### Dining Kitchen

19'8 x 19'7

Extensive range of high and low level units including display cabinets with built-in wine racks, granite work surfaces with single drainer double inset stainless steel sink unit with mixer tap, built-in under oven and microwave oven, housing for fridge/freezer, integrated dishwasher, part tiled walls, breakfast island with granite work surface, ceramic hob and pull-out basket drawers, wall mounted electric fire, porcelain tiled flooring with skirting, recessed spotlighting, open to dining area with access to decking area.

### Conservatory

15'3 x 14'4

Porcelain tiled flooring. 2 x sets of patio doors.

### First Floor

#### Landing

Porcelain tiled flooring.

#### Bedroom 1

14'6 x 13'3

#### Dressing Room

10'8 x 8'8

Including range of built-in wardrobes and archway to patio doors to rear garden

#### En-Suite Shower Room

Modern white suite comprising walk-in shower cubicle with built-in shower and shower door, vanity unit with mixer tap and mirror with sensor lighting, built-in low flush WC and bidet, built-in cupboard with granite worktop and mirrored cabinets, porcelain tiled wall and flooring, recessed spotlighting, extractor fan.

#### Walk-in Wardrobe

Range of built-in wardrobes and drawers. Recessed spotlighting.

#### Bedroom 5 / Playroom

13'3 x 10'9

Porcelain tiled flooring with skirting, powder coated aluminium bi-folding doors, recessed spotlighting.

#### WC

Black suite comprising vanity unit, low flush WC, fully tiled walls and flooring, recessed spotlighting.

### Second Floor

### Landing

Tile effect laminate flooring. Hotpress and store cupboard. 2 x velux windows.

### Bedroom 3

16'7 x 11'4

(average) Tile effect laminate flooring. Range of built-in wardrobes with white gloss doors, powder coated aluminium patio doors to elevated sun deck with superb views across Belfast Lough. 2 x velux windows. Recessed spotlighting.

### Bedroom 4

15'2 x 8'7

(average) Tile effect laminate flooring. Range of built-in wardrobes, 2 x velux windows and feature seat with superb views across Belfast Lough. Recessed spotlighting.

### Store

19'8 x 19'7

### Outside

Front garden to include an extensive lawn, generous brick paviour driveway, well maintained flower beds and boundary lined mature shrubs and trees. Rear garden to include generous patio area, leading to extensive raised lawns, with panoramic views, and overlooking countryside to the rear.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)



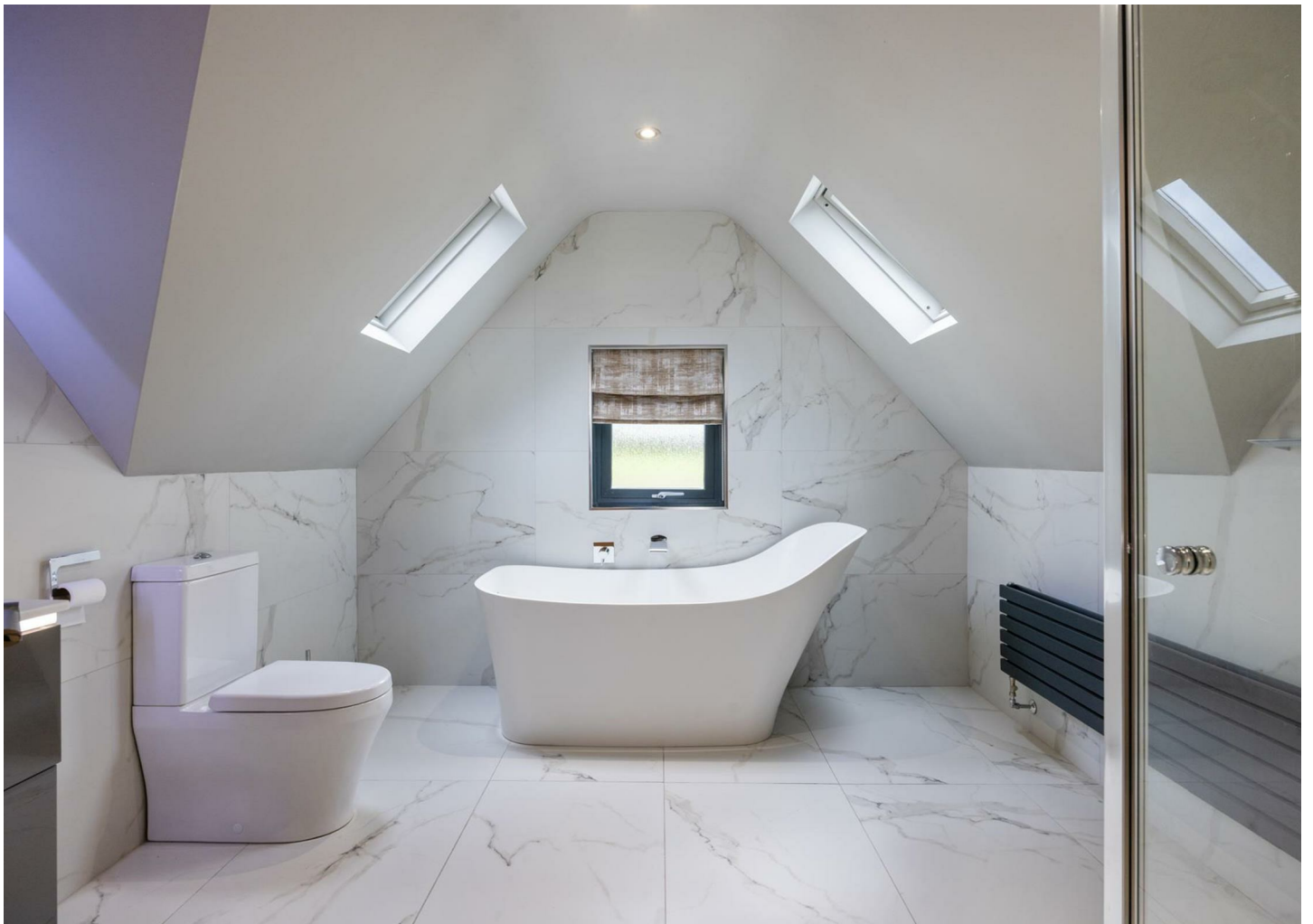








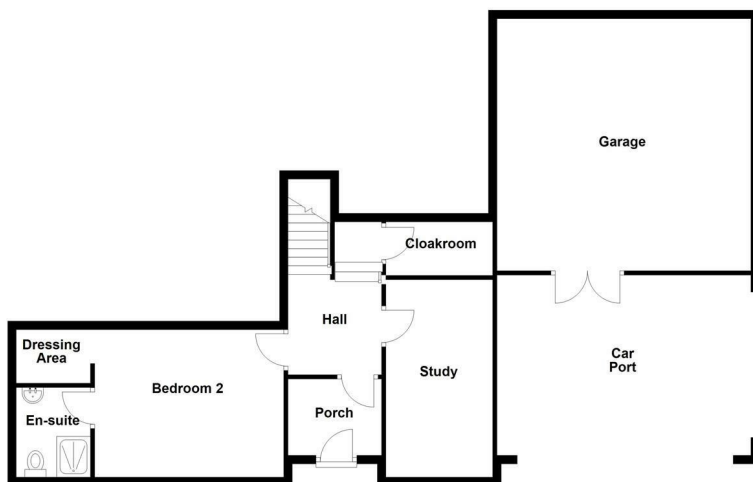








Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		
		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark