

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



9 THE ESPLANADE, HOLYWOOD, BT18 9JP

OFFERS AROUND £499,950

Set along the prestigious Esplanade in Holywood, this property enjoys an exceptional coastal setting with uninterrupted sea views that define this charming home. Perfectly positioned to capture the beauty of the shoreline, the property combines character features with modern comforts, creating a warm and inviting living environment.

An enclosed entrance porch leads into a welcoming hall, setting the tone for the accommodation beyond. The lounge is a cosy yet elegant space, enhanced by a bay window, varnished wood panelled flooring and a hole-in-wall fireplace with a wood burning stove. This flows seamlessly into the dining room, which also features beautiful wood flooring and useful built-in storage.

The kitchen forms the heart of the home, fitted with an extensive range of contemporary units complemented by quartz work surfaces and a central breakfast island. High-quality integrated appliances, a gas hob and bifolding doors opening to the rear garden make this a bright and highly functional space. A separate utility room and a stylish ground floor shower room add further practicality.

Upstairs, the first floor offers two well-proportioned bedrooms, including a principal room with bay window and feature fireplace, alongside a modern family bathroom finished to a high standard. The second floor provides two additional bedrooms, one benefiting from original wood flooring and the other with a Velux window, offering flexibility for family living or home working.

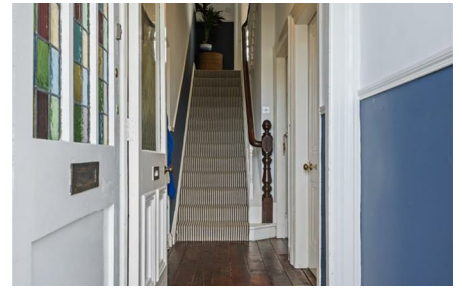
Externally, the property features a small paved frontage and a fully enclosed rear garden with patio, lawn, mature planting and off-street parking access. Additional benefits include single glazing with secondary glazing, gas fire heating and solar panels, enhancing efficiency while retaining the home's character.

This is a rare opportunity to acquire a beautifully presented home in one of Holywood's most sought-after seafront locations.



Key Features

- Exceptional Seafront Property Offering Uninterrupted Panoramic Views Across Belfast Lough In Prestigious Holywood Location
- Spacious Open Plan Lounge And Dining Area Featuring Wood Burning Stove And Elegant Varnished Wood Panelled Flooring
- Four Well Proportioned Bedrooms Across Two Upper Floors Offering Flexible Accommodation For Families Or Home Working
- Enclosed Rear Garden With Patio Area, Lawn, Mature Trees And Secure Gated Access For Off Street Parking
- Charming Period Home Combining Original Character Features With Thoughtfully Integrated Modern Fixtures And Stylish Finishes Throughout
- Contemporary Kitchen With Quartz Work Surfaces, Breakfast Island, Integrated Appliances And Bifolding Doors To Rear Garden
- Modern Bathroom And Ground Floor Shower Room Finished With Quality Tiling, Rainfall Shower And Stylish Fittings
- Energy Efficient Features Including Gas Fire Heating System, Solar Panels And Secondary Glazing Enhancing Comfort And Efficiency



Accommodation Comprises

Enclosed Entrance Porch

Tiled flooring.

Entrance Hall

Lounge

13' x 10'7

(Into Bay)

Hole in wall fireplace with wood burning stove and tiled hearth, varnished wood panelled flooring. Open to:

Dining Room

10'9 x 10'4

Built in double cupboard and cupboard under stairs. Varnished wood panelled flooring. Open to:

Kitchen

21'5 x 14'5

(At widest Point)

Extensive range of modern high and low level units with quartz work surfaces and matching upstand. Double built in oven, gas hob with Perspex splashback and extractor hood. 'American Style' fridge/freezer, breakfast island with quartz work surfaces, including inset single drainer stainless steel sink unit with mixer tap and integrated dishwasher. Varnished wood panelled flooring, cupboard with gas fired boiler, powder coated aluminium Bi-folding door to rear garden.

Utility Room

7'9 x 4'2

Range of high and low level units with work surfaces, plumbed for washing machine and space for dryer. Tiled flooring, recessed spotlighting, extractor fan.

Ground Floor Shower Room

Modern white suite comprising: Walk in shower with built-in rainfall shower, hand held shower and shower screen. Wash hand basin with mixer tap, low flush WC, fully tiled walls, LED mirror, tiled flooring, recessed spotlighting, extractor fan.

First Floor Landing

Bedroom 1

13'9 x 13'1

(Into Bay)

Hole in wall fireplace with wood burning stove and tiled hearth.

Bedroom 2

10'8 x 8'6

(At Widest Point)

Bathroom

Modern white suite comprising: Bath with tiled panelling, built in shower and shower screen. Vanity unit with mixer tap, built-in mirror and built-in low flush WC. Fully tiled walls, wood effect tiled flooring, recessed spotlighting, extractor fan, chrome feature wall mounted radiator.

Second Floor Landing

Bedroom 3

15' x 10'7

(Into Dormer)

Original wood panelled flooring.

Bedroom 4

8'6 x 8'4

(Average)

Velux window.

Outside

Small paved area to front. Enclosed rear garden with patio leading to lawn with raised flower beds, brick paving, mature trees and boundary fence with gate access for off street parking. Garden shed, outside lights and sockets.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	70
Northern Ireland		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.

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