



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



91 BALLYMONEY ROAD

Hollywood BT18 0JJ

- Large Site With Open Aspect
- 4 Bedrooms (Ensuite)
- 3 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Kitchen / Utility Room
- White Bathroom Suite
- Double Garage
- No Onward Chain

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		
	55	66
Northern Ireland		EU Directive 2002/91/EC

Offers Over £625,000

91 Ballymoney Road

, Holywood, BT18 0JJ



ACCOMMODATION

COVERED ENTRANCE PORCH

uPVC double glazed and leaded front door and matching side panels.

ENTRANCE HALL

Polished porcelain tiled floor. Cornice ceiling. Ceiling rose. Cloaks cupboard with built-in shelving and storage.

WASH ROOM

Comprising: W.C. Pedestal wash hand basin with mixer taps. Polished porcelain tiled floor. Cornice ceiling.

LOUNGE

22'10" x 12'8" (6.96m x 3.86m)
Mature outlook to front. Oak wooden flooring. Cornice ceiling. Ceiling rose. Open fireplace with white and grey marble inset and heath, with gas fire and brass trim. Glazed bevelled double doors to

DINING ROOM

15'4" x 11'7" (4.67m x 3.53m)
Cornice ceiling. Ceiling rose. Outlook to front.

FAMILY ROOM

17'2" x 12'8" (5.23m x 3.86m)
Open fireplace with marble surround and hearth. Cornice ceiling. Ceiling rose. Mature outlook to gardens and rural countryside. Glazed bevelled double doors to conservatory.

CONSERVATORY

11'6" x 11'6" (3.51m x 3.51m)
Ceramic tiled floor with tiled inset. uPVC double glazed French door to patio and gardens. Superb mature outlook to rolling countryside. Glazed and bevelled double doors to family room and lounge.

KITCHEN

17'3" x 14'7" (5.26m x 4.45m)
Range of hand painted high and low level oak cupboards and drawers with roll edge work surfaces. 1 1/2 single drainer ceramic sink with chrome mixer taps. Integrated Bosch dishwasher. Integrated 5 ring ceramic hob. Fitted canopy extractor hood above. Integrated high level double ovens. Pull out pantry cupboard. Integrated fridge/freezer. Built-in glazed display cabinets. Part tiled walls. Ceramic tiled floor. Ample family dining. Mature outlook to rear gardens and countryside. Access to ...

UTILITY ROOM

14'7" x 6'5" (4.45m x 1.96m)
Range of hand painted oak units with roll edge work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Vented for dryer. Matching porcelain tiled floor. Mature outlook to rear garden and countryside. Service door to garage.

FIRST FLOOR

Spacious landing: Cornice ceiling. Ceiling rose. Outlook to front with distant views to Antrim. Hotpress with lagged copper cylinder and built-in shelving and storage. Open to additional built-in robe/storage. Ideal ash study/reading area.

BEDROOM 1

15'7" x 12'8" (4.75m x 3.86m)
Oak laminate wooden flooring. Dual aspect windows. Mature outlook to front and distant views to Antrim Hills, also views over countryside. Extensive range of built-in robes, dresser drawer units with cupboards above.

ENSUITE BATHROOM

White suite comprising: Low flush W.C. Pedestal wash hand basin. Corner panelled bath with antique style mixer taps. Telephone hand shower. Fully tiled walls. Mira Excel built-in thermostatically controlled shower unit. Ceramic tiled floor.

BEDROOM 2

12'8" x 12'8" (3.86m x 3.86m)
Oak laminated wooden flooring. Mature outlook over countryside.

BEDROOM 3

13'1" into bay x 11'6" (3.99m into bay x 3.51m)
Mature outlook to front. Oak laminate wooden flooring. Cornice ceiling.

DRESSING ROOM

Comprising: Fitted dressing table and drawers. Oak laminate wooden flooring. Velux window with outlook over countryside. Ideal as ensuite shower room - subject to building control approvals.

BEDROOM 4

12'3" into bay x 11'7" (3.73m into bay x 3.53m)
Oak laminated wooden flooring. Mature outlook to countryside.

BATHROOM

White suite comprising: W.C. Corner panelled bath. Vanity unit with twin wash hand basins, drawer units and cabinets. Built-in fully tiled shower cubicle with Mira Excel thermostatically controlled shower unit. Ceramic tiled floor. Fully tiled walls. Extractor fan. Velux window with outlook to countryside.

OUTSIDE



Directions



Floor Plan

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