

simon**BRIEN**  
RESIDENTIAL

17 Hollymount Hall,  
Saintfield, BT24 7FU



Offers Over £365,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Largest Plot In the Corner Of The Development With South Facing Garden With Sitting Areas
- Four Well Proportioned Bedrooms, Main Bedroom with En-Suite Shower Room
- Reception Hall & Downstairs WC
- Lounge with Granite Fireplace and Cornice Ceiling
- Spacious Luxury Fitted Kitchen With Quartz Worktops & Breakfast Island Open Plan To Dining / Living Area With Sliding Door Leading Outside
- Separate Utility Room
- Luxury Four Piece Bathroom Suite With Half Tiled Walls
- Tarmac Driveway With Electric Car Charging Point
- Outside Power Sockets & Lights On Decking
- Shed Which Is Wired
- Fibre Broadband Available
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Fantastic 85/B Energy Rating
- Constructed Circa 2018 Spanning Approximately 1650 Square Feet
- Conveniently Located Close to Saintfield Town Centre with Many Local Amenities and Shops
- Excellent Transport Links to Belfast City Centre, Carryduff and Downpatrick
- Close to Excellent Local Schools and Within Walking Distance to Rowallane National Trust Park
- No Further Chain
- Ideally Suited to the First Time Buyer, Young Professional and Young Family Alike
- Early Viewing Highly Recommended

## DESCRIPTION

Set against a backdrop of rolling County Down countryside and minutes from the beautiful Rowallane Gardens, Hollymount Hall offers luxury living within the delightful historic village of Saintfield. The development has been designed to bring you the best of village living in an environment of timeless appeal.

17 Hollymount Hall was constructed in 2018 benefits from a superb corner site which is the biggest in the development and had a South facing garden. Constructed by the O'Connor brothers the property benefits from traditional block construction and benefits from an open plan living design which would suit many family needs.

Saintfield boasts an attractive village centre which combines modern amenities with traditional market town charm. Whether it's a florist, supermarket, gift shop, antique shops, chemist, doctor's surgery, library, beauty salon or a place to eat or drink with friends, everything you need is on your doorstep.

See features for specifications and we have no hesitation in recommending an internal viewing to appreciate all this fine home has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL:

uPVC composite front door with glass top light into reception hall with porcelain tile floor and generous under stairs storage cupboard.



#### DOWNSTAIRS WC:

White suite comprising, low flush WC with push button, pedestal wash hand basin



#### KITCHEN/DINING ROOM:

18' 7" x 18' 0" (5.66m x 5.49m)

Bespoke fully fitted kitchen, range of high and low level units, quartz stone worktops, inset stainless steel single drainer sink. Built in fridge freezer, space for range style oven, stainless steel extractor fan, built in dishwasher, breakfast island with quartz stone worktops. Tiled floor, uPVC double glazed sliding door to rear garden.



**FAMILY ROOM:**  
10' 8" x 8' 9" (3.25m x 2.67m)



**LOUNGE:**  
15' 4" x 15' 11" (4.67m x 4.85m)

Fireplace with granite inset and granite surround, cornice ceiling.



**UTILITY ROOM:**  
9' 10" x 7' 4" (3m x 2.24m)

Plumbed for washing machine, space for tumble dryer, range of low level units, stainless steel sink unit.



**FIRST FLOOR**

**MASTER BEDROOM:**  
17' 6" x 15' 1" (5.33m x 4.6m)



**ENSUITE BATHROOM:**  
8' 9" x 3' 3" (2.67m x 0.99m)

White suite comprising, low flush WC with push button, floating wash hand basin with mixer taps, tile splashback with built in vanity unit. Chrome heated towel radiator, tiled floor, fully tiled shower enclosure with chrome thermostatic control and telephone attachment, low voltage recessed spotlighting and extractor fan.



**BEDROOM (2):**  
10' 8" x 9' 10" (3.25m x 3m)



**BEDROOM (3):**  
10' 8" x 9' 10" (3.25m x 3m)



**BEDROOM (4):**  
10' 2" x 8' 5" (3.1m x 2.57m)



**BATHROOM:**  
8' 9" x 8' 0" (2.67m x 2.44m)

White suite comprising, low flush WC with push button, floating wash hand basin with mixer tap, part tiled walls, tiled floor, free standing bath with chrome mixer taps, telephone attachment. Low volt recessed spotlighting, extractor fan, corner shower with sliding glass door, fully tiled shower cubicle with thermostatic control and telephone attachment.

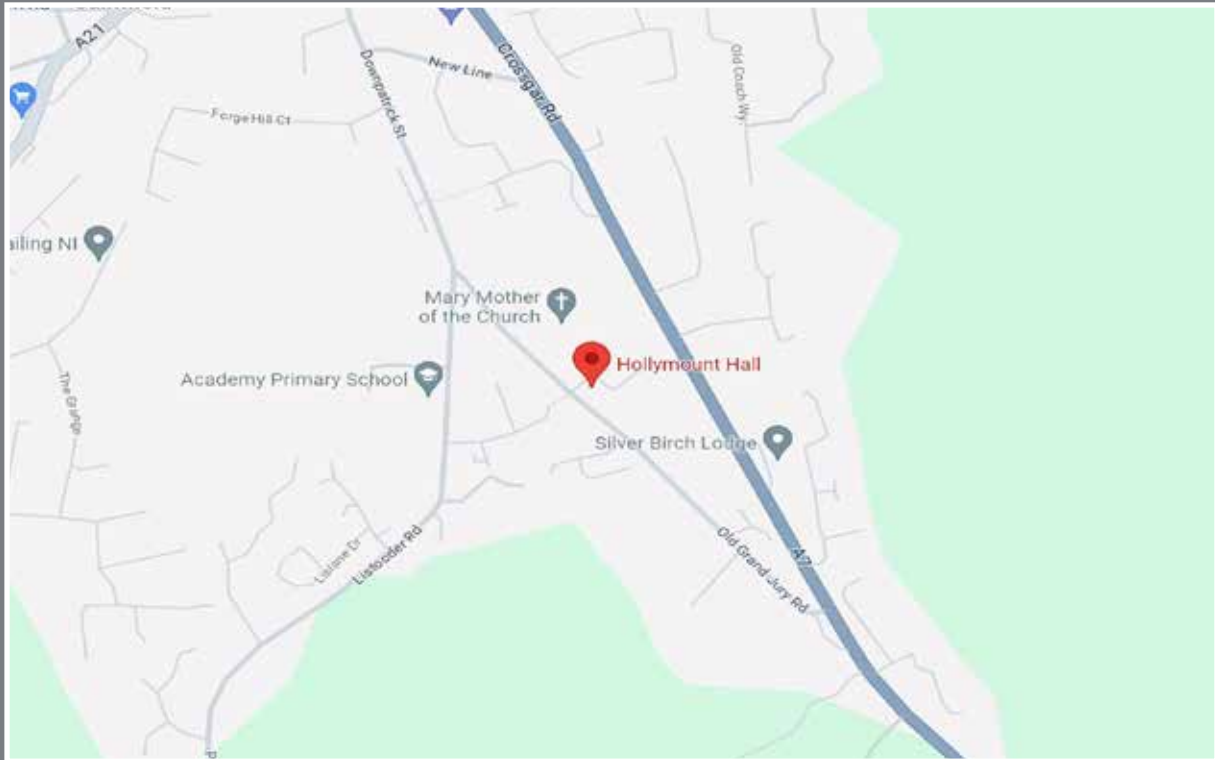
**OUTSIDE:**

Tarmac driveway with off street parking for two cars, electric car charging points, outside tap.

Rear- Mature private outlook across countryside, South facing aspect. Lawns partly patio with outdoor entertaining area, access to oil tank and oil boiler.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

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REF: RL/C/24/SD



Score	Energy rating	Current	Potential
92+	A		
81-91	B	94 B	94 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9649-6063-0331-7508-2930

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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