

simon**BRIEN**  
RESIDENTIAL

6 Larch Hill Drive,  
Holywood, BT18 0JS



Asking Price £495,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Detached dwelling on a 0.6 acre plot with fabulous views across the countryside and the Irish Sea
- Private site situated at end of cul-de-sac
- Large entrance conservatory
- Cloakroom
- Large Utility Room
- Fitted kitchen with casual dining area
- First Floor Living Room with sea views and outlook to gardens and surrounding countryside
- Dining room
- Access to Balcony Terrace from Landing
- Sitting room
- Four bedrooms
- Large bathroom
- Integral Double Garage
- Oil fired central heating
- Double glazed windows
- Backs onto neighbouring fields offering ample privacy
- Views across Belfast Lough towards Scotland
- Convenient location to the A2 which allows ease of commute to Holywood, Bangor and Belfast

#### SUMMARY

We are delighted to present this detached dwelling on a prime site in Larch Hill, Holywood. Situated at the end of a cul-de-sac this property is tucked away and offers ample privacy and delightful views across surrounding countryside and across the Irish Sea.

The house itself is laid out over two levels.

The house sits on a fabulous, elevated site with views across the Irish Sea. The gardens are laid in lawns with patio space. There is an integral double garage, oil fired central heating and double glazed windows in the property. This is a unique opportunity to acquire a house on a such a generous plot with views and privacy yet remaining convenient to local amenities, schools, transport networks to Holywood, Bangor and Belfast.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### CONSERVATORY/PORCH: 34' 0" x 6' 1" (10.36m x 1.85m)

Ceramic tiled floor.

##### ENTRANCE HALL



##### CLOAKROOM:

Low flush WC, pedestal wash hand basin with mixer taps.

##### INTEGRAL DOUBLE GARAGE: 18' 10" x 16' 0" (5.74m x 4.88m)

Twin up and over doors.



##### UTILITY ROOM:

##### 14' 0" x 13' 0" (4.27m x 3.96m)

Range of units, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, ceramic tiled floor, access to basement storage.



## FIRST FLOOR

### LIVING ROOM: 18' 6" x 13' 3" (5.64m x 4.04m)

Fireplace with open fire, laminate wood flooring, French doors to rear.



### SITTING ROOM: 21' 10" x 15' 6" (6.65m x 4.72m)

Stunning views over Belfast Lough to Antrim Coastline, oak floor.

### LANDING:

Access to Balcony Terrace.

### BALCONY TERRACE:

Brushed chrome and glass railing, stunning views.



### KITCHEN WITH CASUAL DINING AREA: 15' 6" x 12' 10" (4.72m x 3.91m)

Full range of high and low level units, stainless steel 1.5 tub sink unit with mixer taps. Plumbed for dish washer, recess for fridge freezer, recess for cooker.



### DINING ROOM: 13' 10" x 12' 10" (4.22m x 3.91m)

Stunning views over Belfast Lough to Antrim Coastline, oak floor, steps up to Sitting Room.



### BEDROOM (1): 12' 10" x 9' 9" (3.91m x 2.97m)

Views.





**BATHROOM:**

Jacuzzi corner bath, fully tiled shower cubicle with multi jet shower, twin sink units with mixer taps, low flush WC, fully tiled walls, ceramic tiled floor, chrome towel radiator.



**BEDROOM (2):**

12' 10" x 7' 10" (3.91m x 2.39m)

Views.

**BEDROOM (3):**

11' 10" x 8' 10" (3.61m x 2.69m)

**BEDROOM (4):**

16' 7" x 11' 10" (5.05m x 3.61m)

Views.

**OUTSIDE**

Generous garden to front with border conifers, gardens to rear offering great privacy.



Total Area 288.4 m<sup>2</sup> ... 3104 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

# Location



Turn into Larch Hill off Bangor Road. At the 'T' junction turn left and then first right. House is straight in front of you

## 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

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/H/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		43 E
21-38	F	35 F	
1-20	G		

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