

simonBRIEN
RESIDENTIAL

1 Craigavad Park,
Station Road, Craigavad,
Holywood, BT18 0GH

Asking Price £1,850,000

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KEY FEATURES

- Magnificent detached property situated on a generous half acre site
- Rendered finish with cast aluminium gutters and rainwater pipes and Bangor Blue slate roof
- Designed by well renowned Des Ewing Architects
- Immaculately maintained and fitted out to a high standard throughout
- 11 foot ceilings with deep skirtings, cornicing and architraves
- Accommodation measuring c. 4,700 sq ft
- Impressive entrance hall with grand central staircase
- Drawing room with gas stove
- Formal dining / study
- Large open plan kitchen and dining area with wood burning stove
- Hand painted kitchen with Silestone worktops
- Garden Room with vaulted ceiling and doors opening out to the rear patio and gardens
- Boot room
- Downstairs WC
- Three bedrooms on first floor, further three on second floor
- Principal bedroom with dressing room and ensuite
- Bedroom two with ensuite
- Family bathroom on first floor
- Shower room on second floor
- Utility room on first floor
- Gas central heating (underfloor on ground and first floor)
- Double glazed sliding sash windows with granite sills
- Fitted plantation shutters on majority of windows
- Detached stone garage with twin remote opening doors
- Alarm system fitted
- Electric gates to large tarmac driveway
- Highly convenient location within walking distance of North Down coastal paths
- Ease of access onto A2 via traffic lights
- Close distance to Holywood, Belfast, schooling and George Best City Airport

SUMMARY

Station Road, Craigavad has consistently proved to be a most desirable location. The setting is much sought after by a wide range of purchasers who appreciate the quiet nature of the surroundings yet remaining convenient to Holywood town, Belfast City and all your day-to-day needs including public transport networks, schools and convenience stores.

1 Craigavad Park is a most attractive detached property sitting on a generous and mature plot. Designed by Des Ewing Architects it has an attractive rendered finish, Bangor Blue slate roof, cast aluminium rainwater goods and hardwood sliding sash windows with granite sills. Internally the impressive ceiling heights, deep skirtings and moulded architraves give a feeling of quality throughout.

The accommodation spans to c. 4,700 sq ft over three levels. You are greeted by a spacious entrance hall with a grand central staircase, from here you access all the main living spaces including drawing room, formal dining room / home office, large open plan kitchen with casual dining which is open to a magnificent garden room with vaulted ceiling with access to the patio and gardens, perfect for entertaining. In addition on the ground floor is a boot room and a WC. On the first floor are three bedrooms, the principal suite has a dressing room and shower room, bedroom two has an ensuite shower room, and a main family bathroom facilitates bedroom three. In addition on the first floor is a utility room. On the second floor are a further three bedrooms and a shower room.

Outside you enter via electric gates and are surrounded by a mature hedge boundary with an array of shrub beds and trees giving ample privacy. There is a detached stone garage with twin opening remote doors and a large tarmac driveway.

All in all this is a fine home with all the modern day requirements one would want. Internal viewing is highly recommended to appreciate the space and feel of this property.





THE PROPERTY COMPRISES:

GROUND FLOOR

Bespoke decorative wrought iron covered portico. Hardwood panelled entrance door with glazed side panels.

ENTRANCE LOBBY:
9' 2" x 6' 7" (2.79m x 2.01m)

Double opening hardwood glazed doors to Entrance Hall. Storage cupboard with comms, cloaks cupboard, parquet wood effect tiled floor.

ENTRANCE HALL:
17' 9" x 12' 9" (5.41m x 3.89m)

Impressive central staircase to First Floor. Half panelled walls, parquet wood effect tiled floor, corniced ceiling.

CLOAKROOM:

Concealed cistern WC, wash hand basin, parquet wood effect tiled floor, half panelled walls, recessed lighting.

STUDY:

13' 5" x 12' 9" (4.09m x 3.89m)

Wood effect tiled floor, corniced ceiling, fitted shutters.



DRAWING ROOM:
20' 11" x 14' 9" (6.38m x 4.5m)
 Marble fire surround with cast iron gas stove and slate hearth, fitted bookshelves in alcoves, parquet wood effect tiled floor, corniced ceiling, fitted shutters.



KITCHEN AND CASUAL DINING AREA:
33' 11" x 14' 7" (10.34m x 4.44m)
 Hand painted hardwood kitchen with excellent range of cabinetry and Silestone worktops, recess for gas range cooker with fitted mantle and concealed extractor hood, twin porcelain sink with Quooker tap, integrated dishwasher, recess for fridge freezer. Casual dining area with space for 8-10 seater table, marble fire surround with cast iron wood burning stove and slate hearth, large format tiled floor, corniced ceiling, recessed lighting, fitted shutters. Double opening doors to Sun Room, Door to Boot Room from Kitchen.





BOOT ROOM:

9' 0" x 6' 4" (2.74m x 1.93m)

Cabinetry fitted with concealed stainless steel single drainer sink unit with mixer taps and 'Rotex' gas boiler and shelving, tiled floor, cloaks space, hardwood glazed door to side.

GARDEN ROOM:

25' 2" x 17' 0" (7.67m x 5.18m)

Vaulted ceiling with roof lantern, 3 sets of double opening glazed doors to patio and gardens, large format tiled floor.

FIRST FLOOR

SPACIOUS LANDING:

Curved balustrade, ceiling detail, corniced ceiling, recessed lighting.

UTILITY ROOM:

5' 11" x 4' 5" (1.8m x 1.35m)

Units fitted with stainless steel sink unit and mixer taps, plumbed for washing machine, recess for tumble dryer, wood effect tiled floor, recessed lighting.



BEDROOM (1):

20' 5" x 14' 8" (6.22m x 4.47m)

Fitted shutters, wall light wiring, recessed lighting, corniced ceiling.

DRESSING ROOM:

13' 6" x 6' 1" (4.11m x 1.85m)

Fitted cabinetry with excellent range of hanging and shelving space, recessed lighting.

ENSUITE SHOWER ROOM:

Contemporary white suite comprising of twin wash hand basins, low flush WC, large walk in tiled shower with overhead and hand held fitments, partly tiled walls, tiled floor, recessed lighting, chrome heated towel radiator, fitted shutters.



BEDROOM (2):
14' 8" x 14' 7" (4.47m x 4.44m)
Corniced ceiling, fitted shutters.

ENSUITE SHOWER ROOM:
Contemporary white suite comprising of low flush WC, wash hand basin with illuminated mirror above, fully fitted shower, partly tiled walls, tiled floor, chrome towel radiator, recessed lighting, chrome heated towel radiator, dormer window.



BATHROOM:
12' 9" x 9' 2" (3.89m x 2.79m)
Contemporary white suite comprising of low flush WC, wash hand basin with vanity unit below and mirror above, free standing bath with mixer taps and shower attachment, large fully tiled walk in shower, corniced ceiling, tiled floor, chrome towel radiator, recessed lighting, fitted shutters.



SECOND FLOOR

LANDING WITH READING AREA:
Recessed lighting, dormer window.

BEDROOM (4):
24' 10" x 14' 8" (7.57m x 4.47m) Average.
Dormer window to front and back, eaves storage, wood laminate floor.



BEDROOM (3):
14' 8" x 14' 2" (4.47m x 4.32m)
Corniced ceiling, fitted shutters.



BEDROOM (5):
 14' 8" x 12' 4" (4.47m x 3.76m)
 Dormer window, eaves storage, wood laminate floor.

BEDROOM (6):
 14' 8" x 12' 2" (4.47m x 3.71m)
 Dormer window, eaves storage, wood laminate floor.



BATHROOM:
 Concealed cistern WC, wash hand basin, fully tiled shower with overhead and hand held shower fitment, partly tiled walls



OUTSIDE

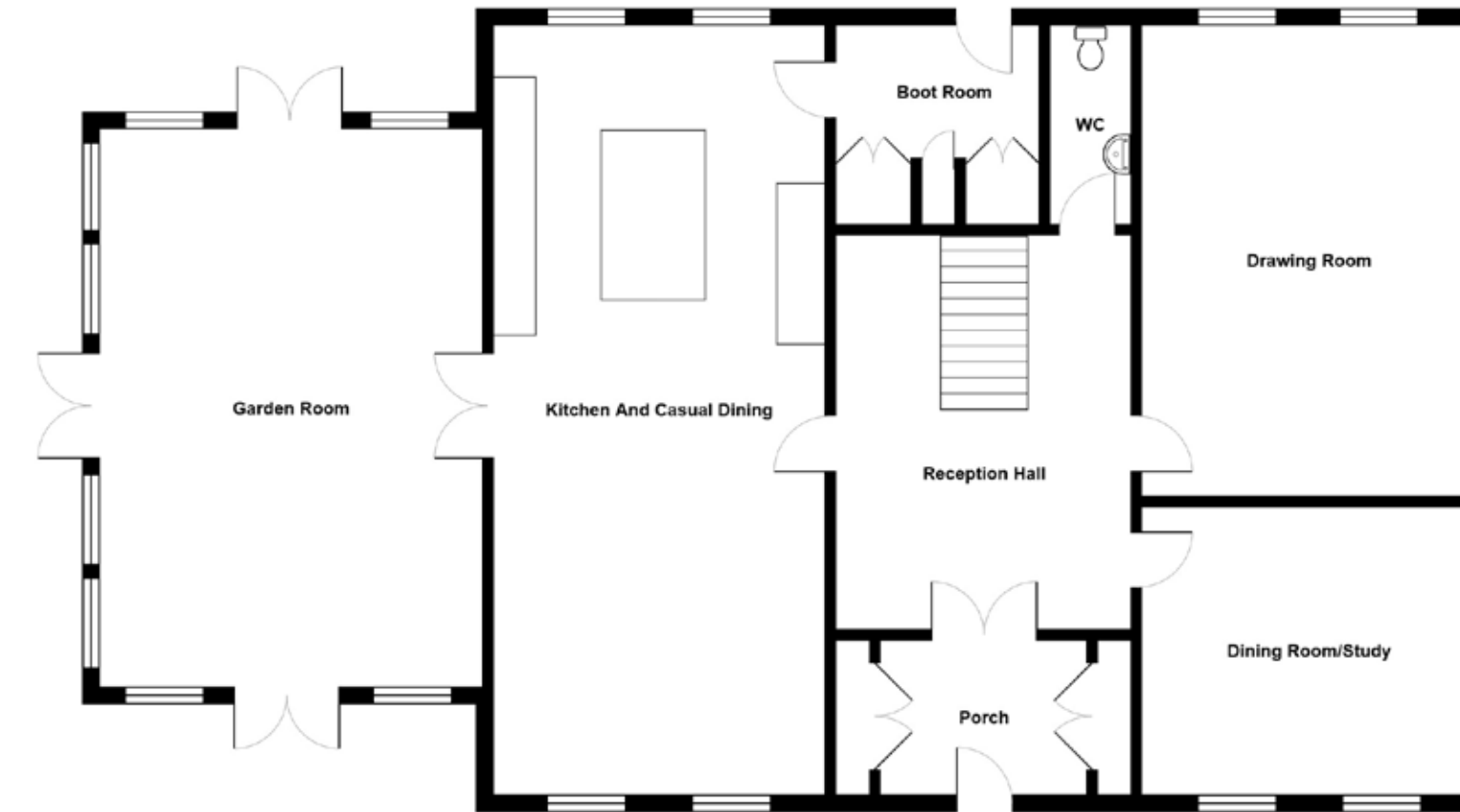
GARAGE:
 32' 9" x 17' 7" (9.98m x 5.36m)
 Twin opening remote up and over door, power and light.

Wrought iron gates to front leading to large tarmac driveway with ample turning and parking space.

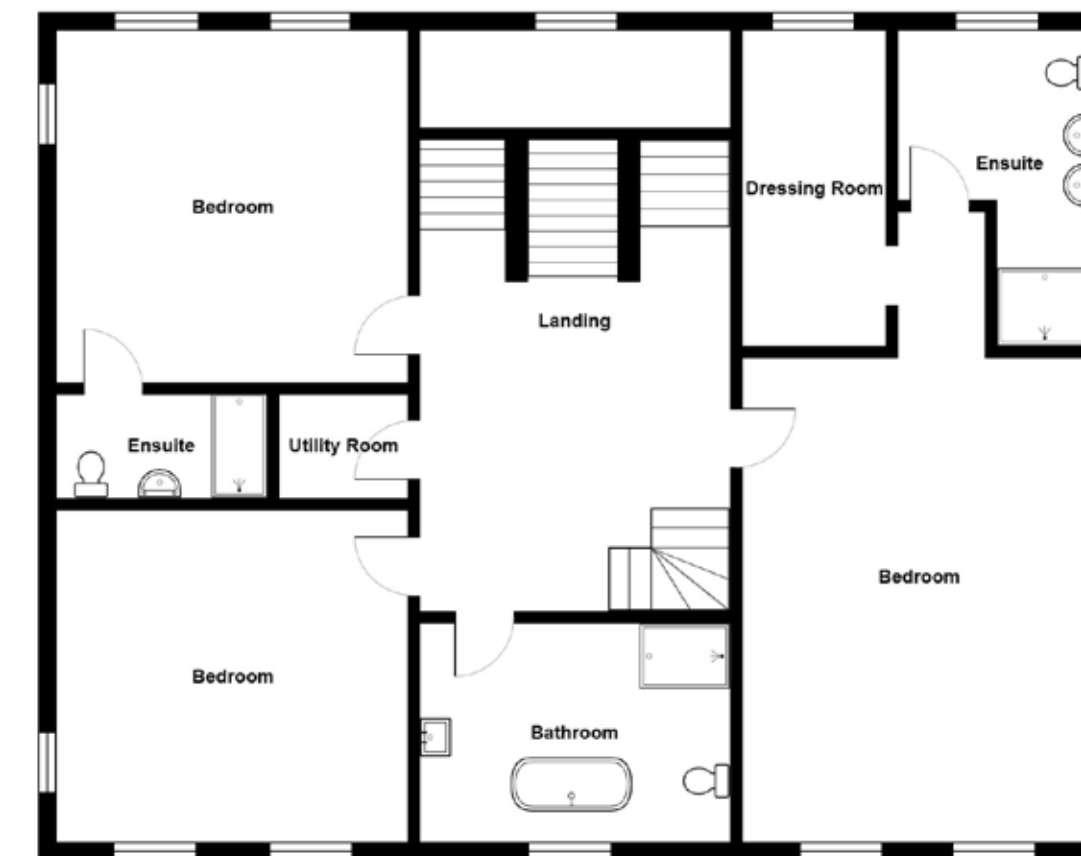
Mature gardens to side and rear with mature hedge boundary, shrub beds and trees, outdoor lighting.



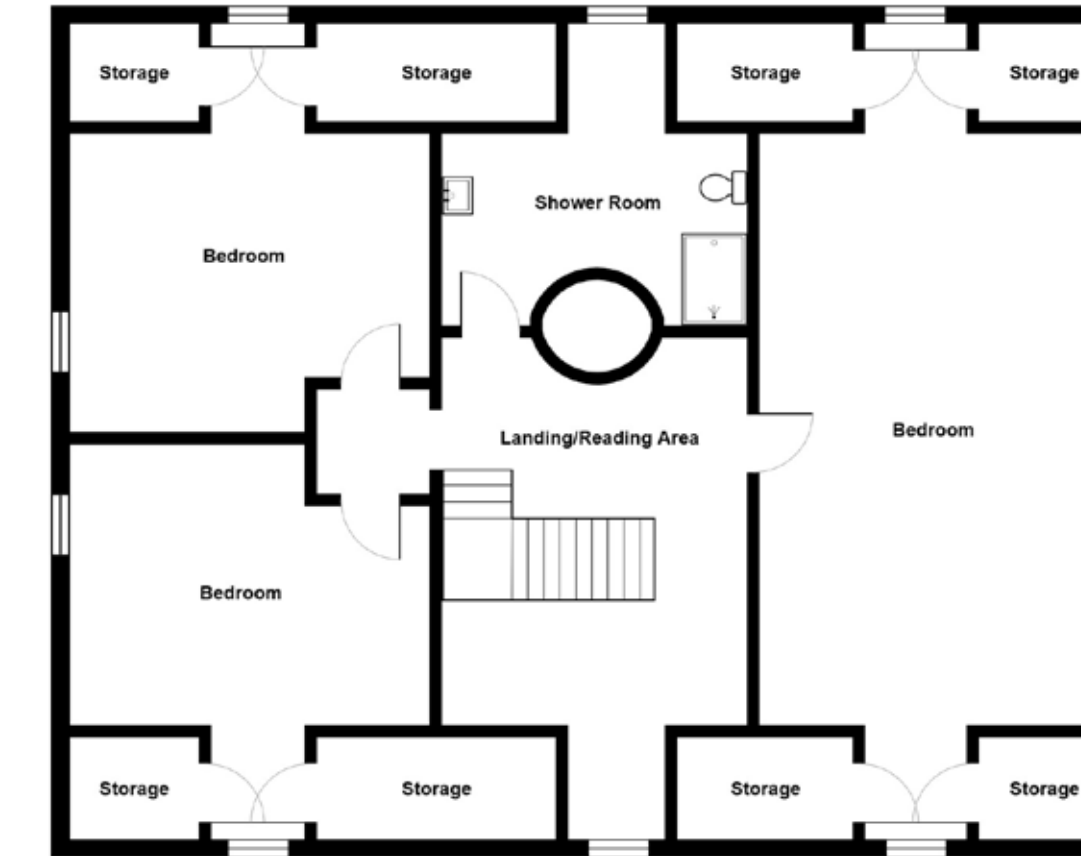
FLOOR PLANS



Ground Floor

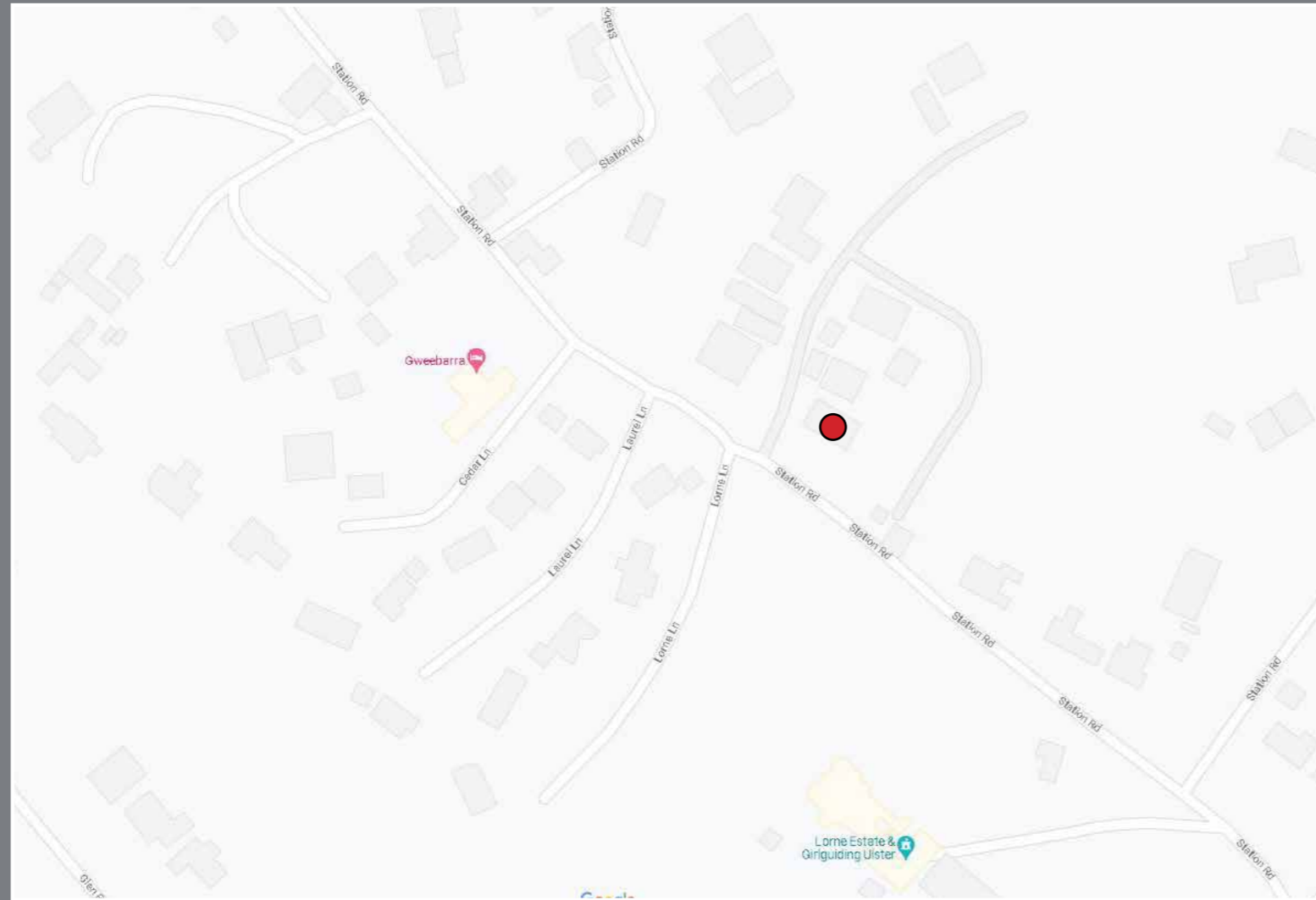


First Floor



Second Floor

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



Lettings Department

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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