

simon**BRIEN**
RESIDENTIAL

3 Glenview Avenue,
Holywood, BT18 0PX



Asking Price £379,950

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KEY FEATURES

- An extended family home in a prestigious and sought after location
- Within close proximity to some of Holywood's leading schools, restaurants, shops and various other local amenities
- Front lounge with scenic views of Belfast Lough and beyond
- Kitchen with ample dining space and access to rear of garden
- Family bathroom suite on ground floor
- Four double bedrooms spread across two floors
- Additional reception room on the ground floor with option to use as a 5th bedroom
- Master bedroom with ensuite shower room and views of Belfast Lough
- Gas fired central heating / uPVC double glazed throughout
- Driveway parking with access to garage
- Landscaped gardens with an excellent degree of privacy
- Convenient location walking distance to Holywood High Street and the North Down coastline

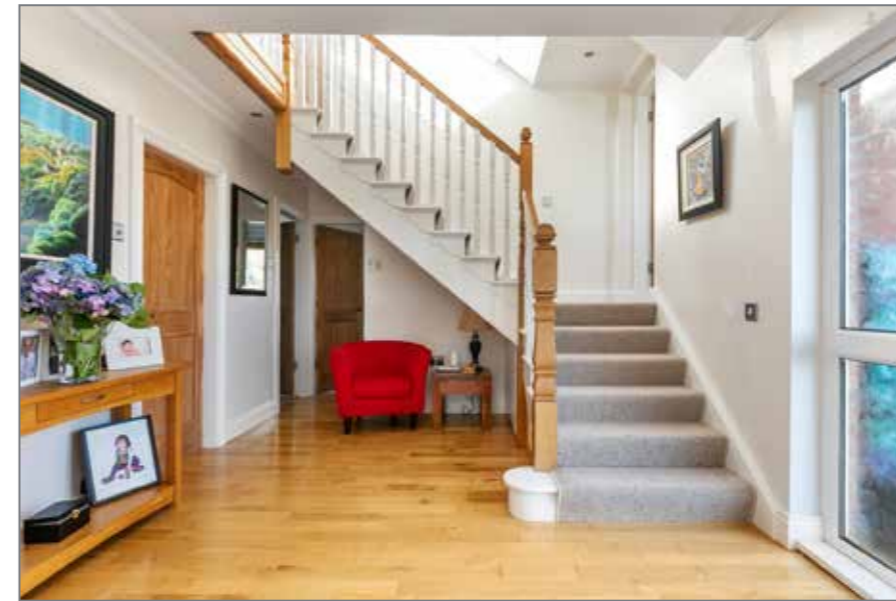
SUMMARY

An exciting and rare opportunity to purchase an extended, detached, family home on an elevated site with scenic views of Belfast Lough and beyond. 3 Glenview Avenue has been designed to utilise all of the properties proportions and has undergone renovation works, leaving little for the discerning purchaser to do but move in. It is ideally situated in one of Holywood's most sought-after residential areas, on a large private site off Croft Road and within walking distance to the bustling Holywood High Street.

The ground floor comprises of a welcoming entrance hall, a large lounge with panoramic sea views across Belfast Lough. A bright, airy, and open plan kitchen with ample dining space and access to the side and rear garden. Additionally, the ground floor boasts a second reception room, a double bedroom, and a contemporary family bathroom suite.

On the upper level, above the garage features the master bedroom with sea views and an ensuite shower room. The first floor comprises of a further two double bedrooms and an additional en-suite W.C. The property benefits from a garage, gas central heating and double-glazed windows.

Externally the property has driveway parking to the front with access to the garage, the garden enjoys a sunny aspect, laid in lawn with paved patio area, outside tap and bin storage.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

LOUNGE:

18' 02" x 11' 0" (5.54m x 3.35m)

Panoramic sea views across Belfast Lough, feature fire place.



KITCHEN WITH DINING:
22' 03" x 8' 08" (6.78m x 2.64m)

High and low level units, stainless steel sink unit with mixer taps, integrated dishwasher, integrated fridge and freezer, four ring hob with extractor unit, ceramic tiled floor, recessed lighting, ceiling cornice, access to rear and open plan to casual dining.



LIVING ROOM:
13' 09" x 8' 11" (4.19m x 2.72m)
Ceiling cornice and picture rail.

FAMILY BATHROOM SUITE:
Contemporary four piece suite comprising low flush WC, sink unit with chrome tap, free-standing panelled bath with chrome mixer taps, enclosed fully tiled corner shower unit, wooden floor, fully tiled walls, extractor fan, recessed spotlighting.





BEDROOM (2):
10' 01" x 10' 10" (3.07m x 3.3m)
Built in storage, ceiling cornice.

UPPER LEVEL

MASTER BEDROOM:
15' 01" x 11' 05" (4.6m x 3.48m)
Panoramic sea views across Belfast Lough



ENSUITE SHOWER ROOM:
Three piece white suite comprising fully tiled shower cubicle, low flush WC, pedestal wash hand basin with chrome mixer tap and tiled splash back, tiled floor and extractor fan.



FIRST FLOOR

HALLWAY:
Velux skylight, recessed lighting.



BEDROOM (3):
14' 05" x 9' 10" (4.39m x 3m)
Velux skylight, recessed lighting, storage into eaves.
ENSUITE W.C.:
White suite comprising, low flush WC, pedestal wash hand basin with chrome mixer tap.





BEDROOM (4):
12' 05" x 9' 10" (3.78m x 3m)

Velux skylight, recessed lighting, storage into eaves.



OUTSIDE

GARAGE:
19' 02" x 11' 07" (5.84m x 3.53m)

Electric powered door, plumbed for washing machine, plumbed for tumble dryer, space for fridge and freezer. Power and light.

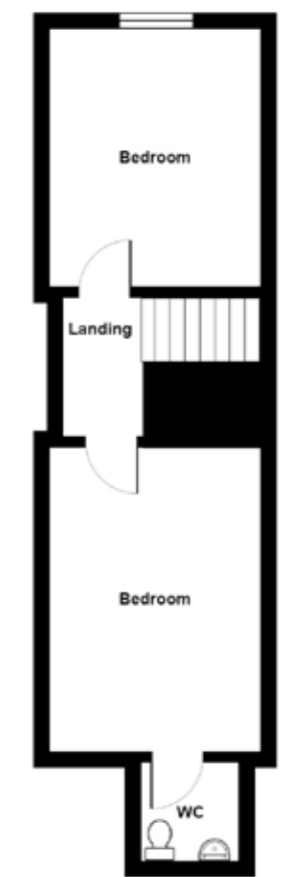
EXTERIOR: FRONT:

Surrounding hedges, front lawn laid in grass, mature trees, driveway providing off street parking for multiple cars and leading to attached garage.

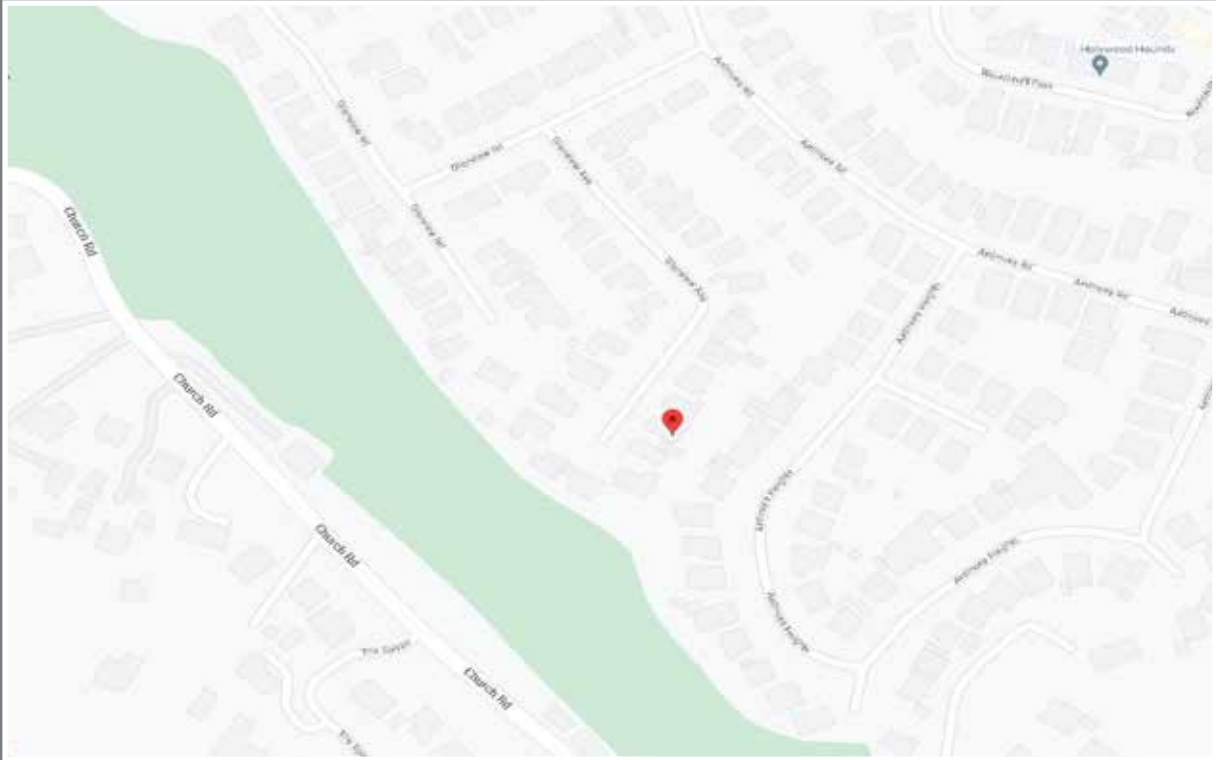
REAR:

Landscaped garden with an excellent degree of privacy, laid in lawn, pleasant range of shrubs, flowers and mature trees, outside light and outdoor tap.





Location



Glenview Avenue is located off Croft Road in Holywood.

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

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: RM/I/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2070-3718-4170-1504-0875

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