

simon**BRIEN**
RESIDENTIAL

13 Woodcroft Park,
Holywood, BT18 0PS



Asking Price £325,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Well-proportioned detached bungalow with superb private site on the outskirts of Holywood
- Highly regarded and much sought after, quiet location
- Three reception rooms, drawing room with wood burning stove, living room and dining room
- Fitted kitchen with range of integrated appliances
- Three well proportioned bedrooms with built in wardrobes
- Contemporary white bathroom suite
- Gas fired central heating
- Driveway car parking
- Gardens in lawn to rear with trees and flowerbeds and patio area

SUMMARY

Located off the Croft Road, this excellent detached bungalow sits within a superb corner plot with amazing panoramic views across Holywood, Belfast Lough and beyond. The property offers ease of access to Holywood's town centre, with its host of schools, shops, restaurants and local amenities, as well as excellent transport networks to Belfast City Centre and further afield.

The versatile accommodation offers bright and spacious accommodation comprising drawing room with wood burning stove, living room with gas fire open to casual dining area, separate kitchen with range of integrated appliances. There are also three bedrooms and a bathroom with a modern white suite. The property is double glazed and is heated via a gas fired system.

Externally there is a delightful enclosed south facing gardens to rear in lawn with additional patio areas and flowerbeds and shrubs, and driveway car parking for multiple cars, this is an excellent opportunity to acquire a detached bungalow in a quiet location which affords great convenience to a host of amenities including leading schools, shopping and main transport routes are easily accessed for those travelling to and from the City centre.

This home will create instant interest to the family market or those retiring and your earliest appraisal is recommended.



LIVING ROOM: 17' 11" x 10' 0" (5.46m x 3.05m)

Solid wood flooring, gas fire with painted wood surround, tiled inset and hearth, recessed lighting, corniced ceiling, sliding patio door to rear patio, archway to:

THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL: 10' 7" x 5' 5" (3.23m x 1.65m) At widest points.

Cloaks cupboard with hanging rail and shelving, solid oak wood flooring, access to partially floored roofspace via Slingsby style ladder.





DINING ROOM:
10' 11" x 8' 8" (3.33m x 2.64m)

Wood flooring. Through to:

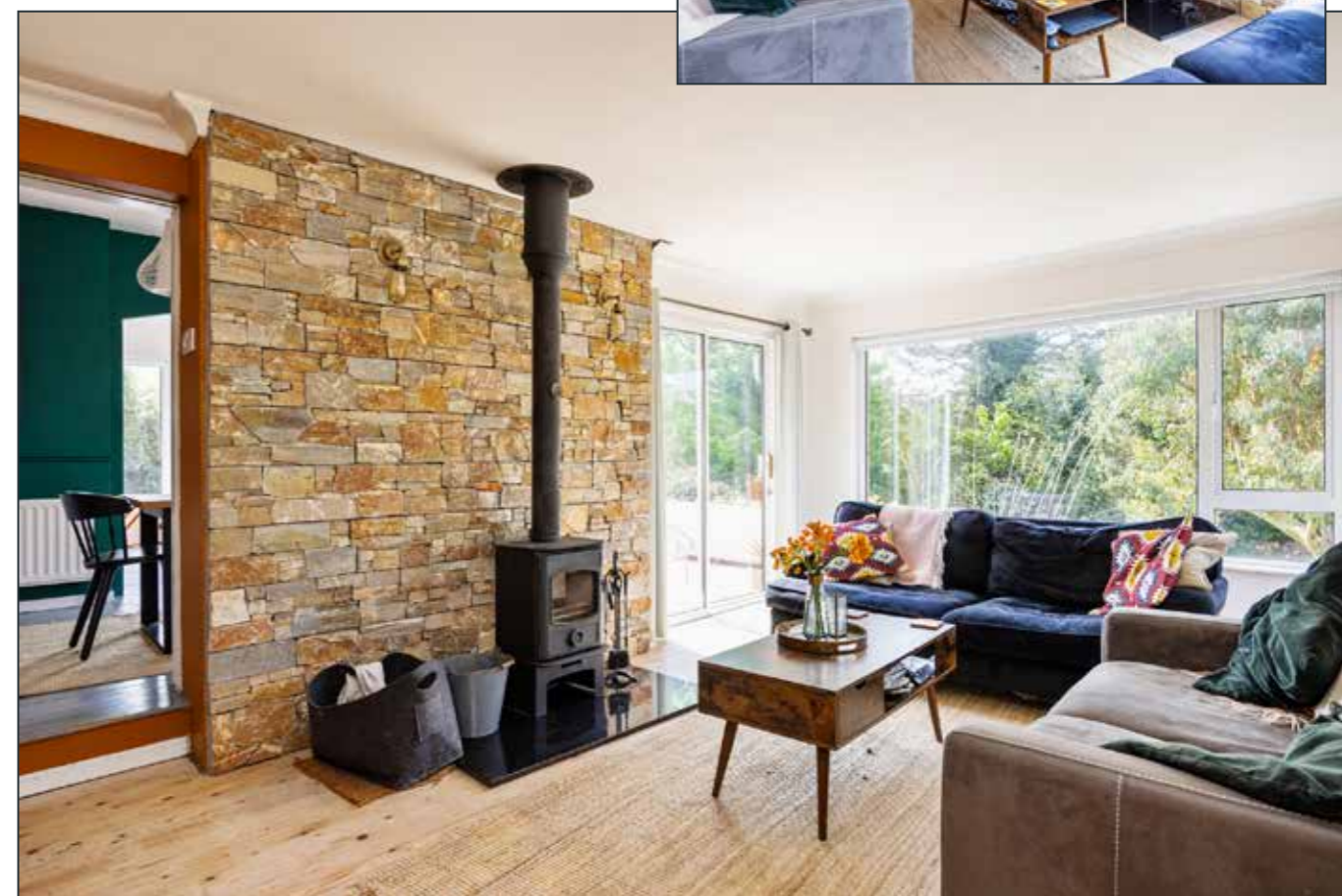
KITCHEN:
13' 1" x 9' 0" (3.99m x 2.74m)

Excellent range of high and low level units, four ring gas Neff hob, extractor hood with recessed lighting, 1.5 drainer sink unit with mixer taps, Neff double oven, glazed display cupboards, plumbed for washing machine, partially tiled walls, ceramic tiled floor, recess for fridge freezer, glazed uPVC door to driveway and rear garden.



DRAWING ROOM:
17' 11" x 11' 4" (5.46m x 3.45m)

Cast iron wood burning stove, feature stone wall, corniced ceiling, sliding patio door to rear patio, wood strip flooring.



BEDROOM (1):
13' 0" x 8' 11" (3.96m x 2.72m)

Wood strip flooring, corniced ceiling, built in robe with hanging rail and shelving.





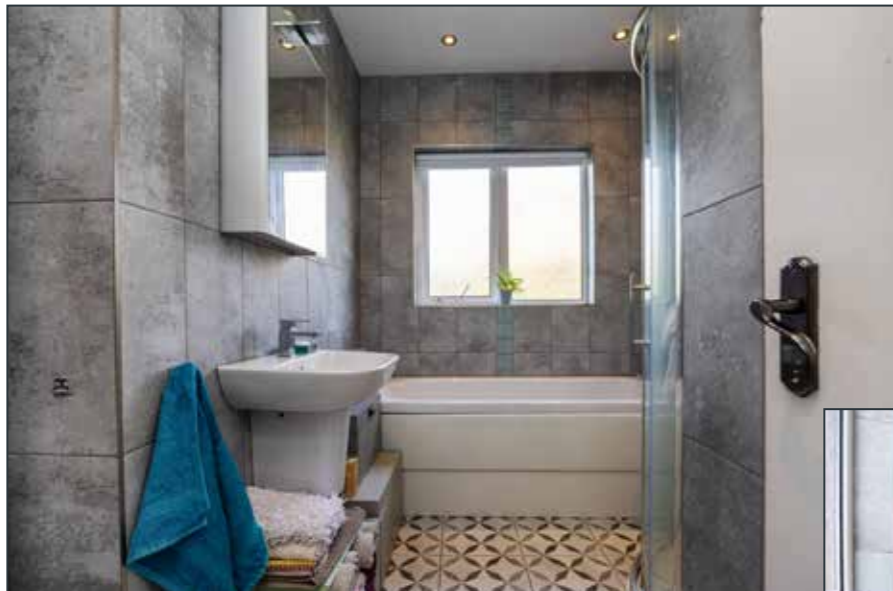
BEDROOM (2):
10' 7" x 9' 8" (3.23m x 2.95m)

Built in wardrobe with hanging rail and shelving, wood strip flooring, corniced ceiling.



BEDROOM (3):
8' 8" x 7' 4" (2.64m x 2.24m)

Built in robe with hanging rail and shelving.



BATHROOM:
8' 10" x 6' 5" (2.69m x 1.96m)

Modern white suite comprising panelled bath with mixer taps, walk in shower cubicle with thermostatic shower unit and dual head shower, semi pedestal sink unit with mixer taps, low flush WC, chrome heated towel rail, fully tiled walls, ceramic tiled floor, recessed lighting, extractor fan.

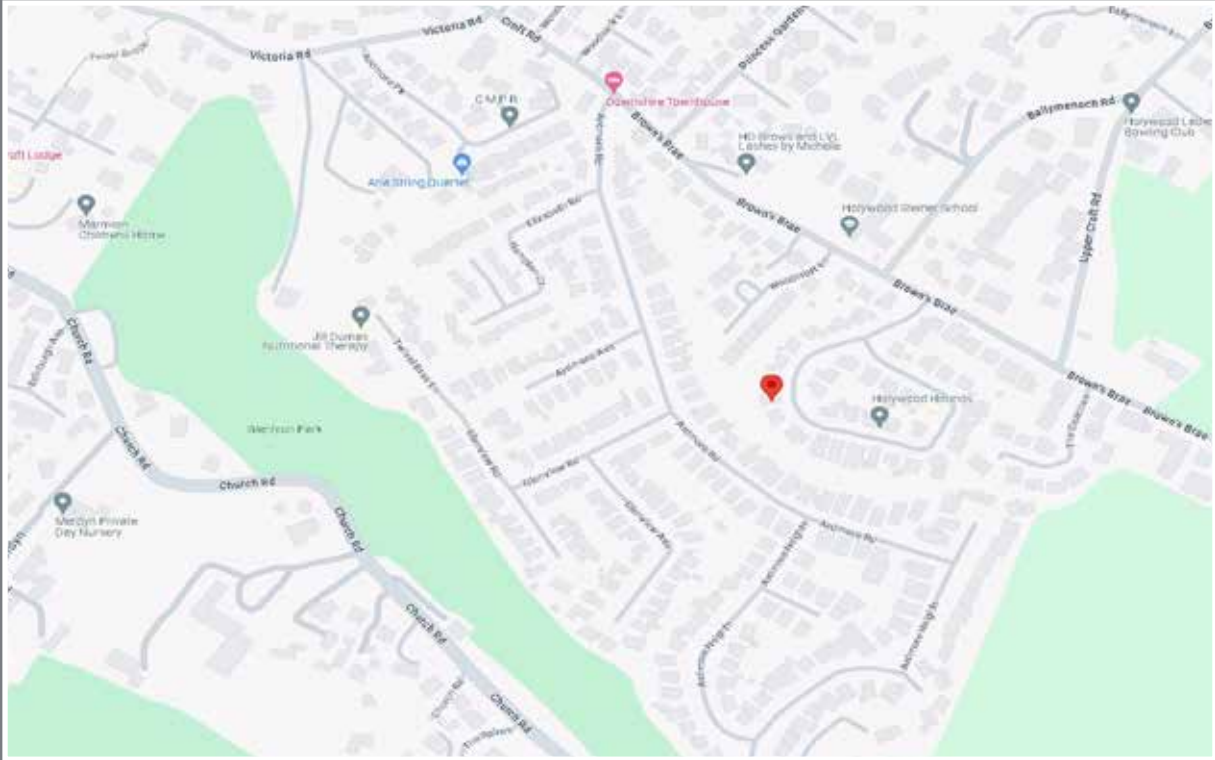


OUTSIDE

Gated entrance with driveway parking for multiple cars leading to gardens to rear with tiled patio area and outdoor lighting, perfect for enjoying sunny afternoons. Steps down to rear garden in lawns with flowerbeds, trees and shrubs.



Location



LOCATION: Off Browns Brae, 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/E/24/AN



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

EPC REF: 5890-5547-0122-9124-0903

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