

simon**BRIEN**
RESIDENTIAL

18 Invergarry Avenue,
Holywood, BT18 0ND



Offers Over £299,950

Telephone 02890 428989
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KEY FEATURES

- Detached bungalow
- Living room
- Kitchen with casual dining
- Three bedrooms (main bedroom with en suite wet room)
- Shower room
- WC
- Garage
- Driveway parking
- Enclosed low maintenance rear garden
- Oil central heating
- Double glazed windows
- Convenient location close to the shops, Marino train halt and Hollywood High Street

SUMMARY

18 Invergarry Avenue is a three bedroom detached bungalow situated in the popular area of Whinney Hill. On a flat site it is easily accessible to the nearby shops, Marino train halt, North Down coastal paths and is a short walk to Hollywood High Street.

The accommodation consists of entrance hall, living room, fitted kitchen with casual dining space, three bedrooms, one of which has double opening patio doors to the rear and en suite wet room, a separate shower room, WC and garage. To the front is a garden and driveway parking. To the rear is a low maintenance garden with patio space.

All in all this is a fine home with adaptable accommodation to suit many needs.



LIVING ROOM:

17' 1" x 12' 0" (5.21m x 3.66m)

Hardwood fire surround with electric fire inset, wood laminate floor.

THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood entrance door to Entrance Porch.

ENTRANCE PORCH:

Tiled floor, inner hardwood glazed door to Entrance Hall.

ENTRANCE HALL:

Shelved hotpress with hot water tank. Access to roofspace via Slingsby ladder, wood laminate floor.



KITCHEN AND DINING AREA:

18' 4" x 11' 9" (5.59m x 3.58m)

High and low level fitted units, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, integrated double oven, 4 ring ceramic hob with stainless steel extractor hood, dining space for 4-6, tiled floor, access to rear porch.



REAR PORCH:

5' 11" x 5' 4" (1.8m x 1.63m)

Glazed PVC door to rear, access to WC, access to Garage.

WC:

Low flush WC and pedestal wash hand basin, tiled floor.

GARAGE:

18' 0" x 10' 2" (5.49m x 3.1m)

Up and over door, power and light, oil fired central heating boiler.



BEDROOM (1):

10' 6" x 8' 6" (3.2m x 2.59m)



SHOWER ROOM:

Low flush WC, wash hand basin, large walk in shower with chrome fittings, tiled floor, partly tiled walls, chrome towel radiator.



BEDROOM (2):
10' 6" x 10' 1" (3.2m x 3.07m)



WET ROOM:
10' 6" x 6' 6" (3.2m x 1.98m)
Low flush WC, pedestal wash hand basin, wet room shower with chrome fittings.



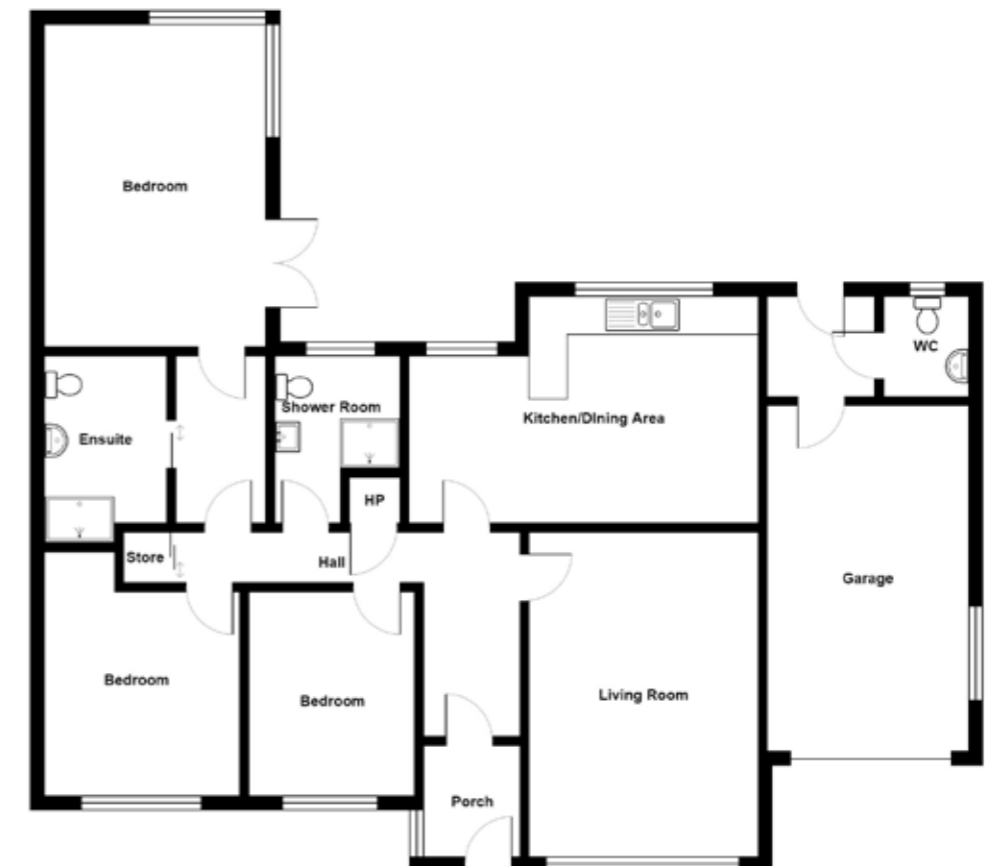
SUN ROOM:
16' 11" x 11' 1" (5.16m x 3.38m)
Double opening patio doors to rear, tiled floor.



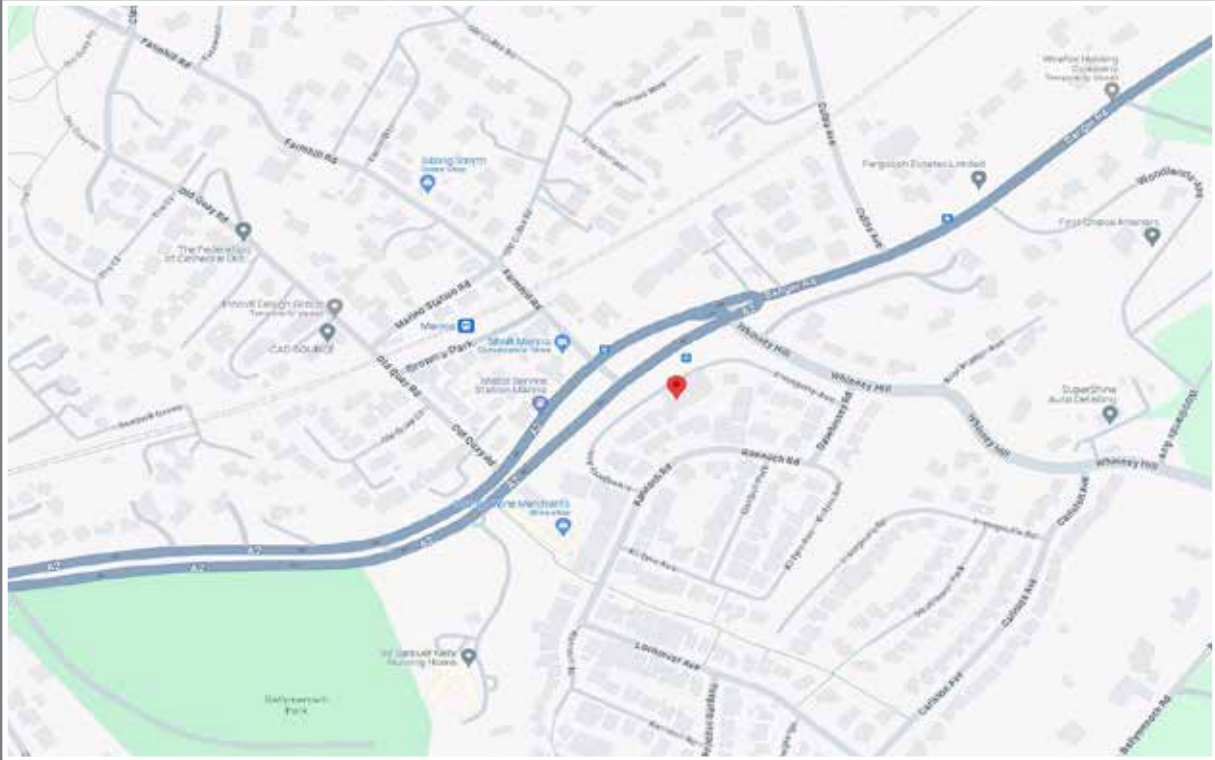
OUTSIDE

Enclosed garden to rear, low maintenance paved patio, raised shrub beds, summer house, PVC oil tank, water supply.

Tarmac driveway to front with raised shrub beds.



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



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REF: TB/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

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