

simon**BRIEN**
RESIDENTIAL

11 Ballymenoch Park,
Holywood, BT18 0LP



Asking Price £525,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Detached property situated in one of North Down's most sought after locations
- Please note this is cash offers only
- Priced to reflect work required
- Many period features intact
- Spacious accommodation over two floors
- Generous site with excellent gardens to front, side and rear
- Chain free purchase
- Living room with open fire and feature bay window
- Generous dining room with original detailed features
- Fitted kitchen with dining space
- Additional lounge and study on ground floor
- Cloakroom and W.C.
- Four bedrooms on first floor
- Two front bedrooms with views over Holywood Cricket Ground and Belfast Lough
- Principal bedroom with ensuite shower room
- Family bathroom on first floor
- Additional W.C on first floor
- Oil fired central heating
- Abundance of character and charm throughout
- Rear South West facing private gardens with fantastic patio areas and lawn
- Ideal for ease of access to Holywood, the City centre and the City Airport

SUMMARY

This charming home is located in one of North Down's most sought after residential addresses. The property occupies a mature site on just under half an acre and dates back to the late eighteen-nineties retaining all the character of the original building. The accommodation has been extended over two floors of the main house, with superb potential for further development and modernisation.

This gracious home boasts a welcoming entrance hall leading to the living room with feature fireplace and dining room. To the rear of the house is a kitchen with range of appliances and access to the rear of the property, this room is open to a dining area and there is an additional living area. A study is located off the living area with a cloakroom and W.C. also on the ground floor.

Upstairs on the first floor is a family bathroom suite with hot-press and storage. There are also four spacious bedrooms, the main bedroom having a large ensuite shower room. The two bedrooms to the front of the home have views over Holywood Cricket Ground and Belfast Lough.

To the rear of the property is a detached garage and a secluded patio area. The surrounding gardens have a beautiful range of shrubbery and mature trees. There are excellent entertainment areas for the kids to play or the family to relax.

Whilst the unique location of the property enjoys the beauty and amenities of Holywood Town on the doorstep, the Esplanade and coastal paths are within a short walking distance, as are local parks, shops, and schools. Belfast is 10 minutes away by road or rail.

Please note this is a cash offers only purchase due to work required. Please contact our Holywood office to discuss further.



THE PROPERTY COMPRISES:

ENTRANCE

FRONT DOOR

Solid wooden front door



ENTRANCE PORCH:

Inner wooden front door with etched glass, tiled flooring, picture rail.



GROUND FLOOR

ENTRANCE HALL:

Tiled flooring, dado railing, corniced ceiling, Victorian corbles, recessed lighting.



LIVING ROOM:
15' 02" x 14' 09" (4.62m x 4.5m)

Feature bay window, dual aspect lighting, picture rail, corniced ceiling. Open fire with marbled surround. Wooden flooring.



DINING ROOM:
15' 10" x 12' 09" (4.83m x 3.89m)

Dual aspect lighting, dado rail and corniced ceiling.





CLOAKROOM AND WC

Dado rail, low flush WC and wall mounted wash hand basin, tiled floor.



STUDY/BEDROOM (5): 14' 04" x 08' 07" (4.37m x 2.62m)



KITCHEN/DINING 19.05 x 14'05" (5.92m x 4.39m)

Open plan kitchen/dining. Excellent range of high and low level wooden units, stainless steel sink unit with drainer and mixer taps. 4 ring hob with concealed extractor hood. Space for American style fridge/freezer. Integrated eye level double oven. Plumbed for dishwasher, plumbed for washing machine and plumbed for tumble dryer. Access to both side and rear of property.



SITTING ROOM:
12' 11" x 10' 09" (3.94m x 3.28m)



FIRST FLOOR



WC

Low flush WC

BATHROOM:

Panelled bath with mixer taps. Vanity unit with mixer taps. Hot press.

BEDROOM (1):

15' 03" x 12' 0" (4.65m x 3.66m)

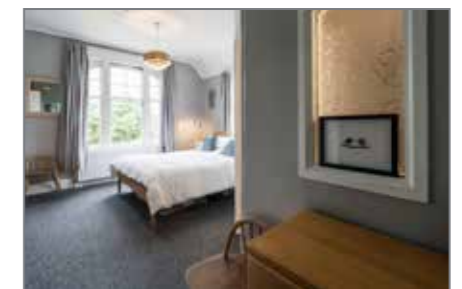
Feature bay window with view over Seapark Recreational Ground and Belfast Lough.



BEDROOM (2):

14' 10" x 12' 10" (4.52m x 3.91m)

Dual aspect.





ENSUITE BATHROOM:

Low flush WC, pedestal wash hand basin, enclosed corner shower unit with glass shower screen. Tiled floor. Partly tiled walls. Extractor fan.



BEDROOM (3):
12' 11" x 10' 09" (3.94m x 3.28m)

Wooden Floor.

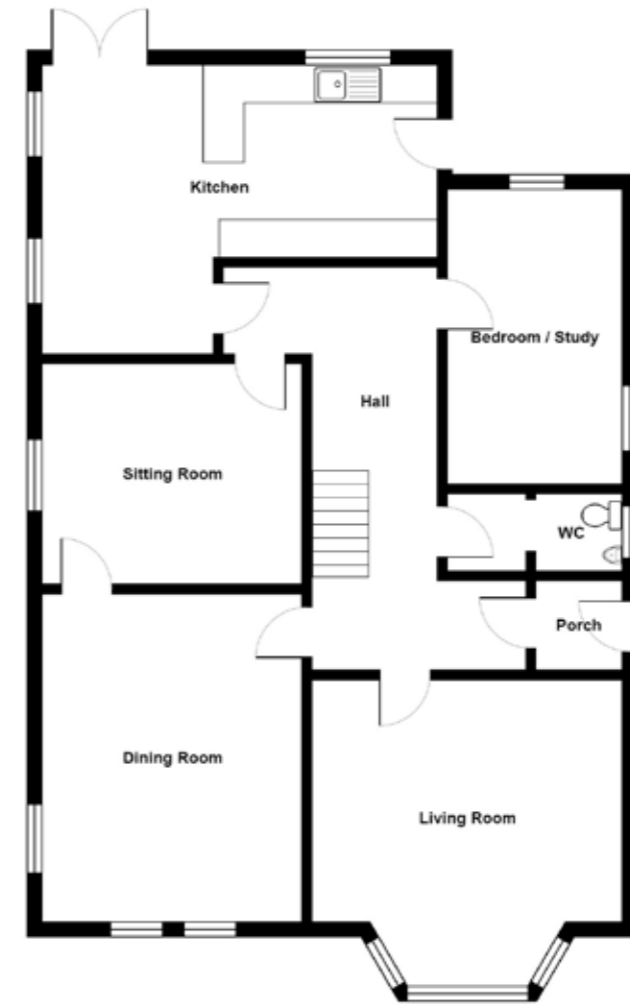


BEDROOM (4):
9' 02" x 8' 07" (2.79m x 2.62m)

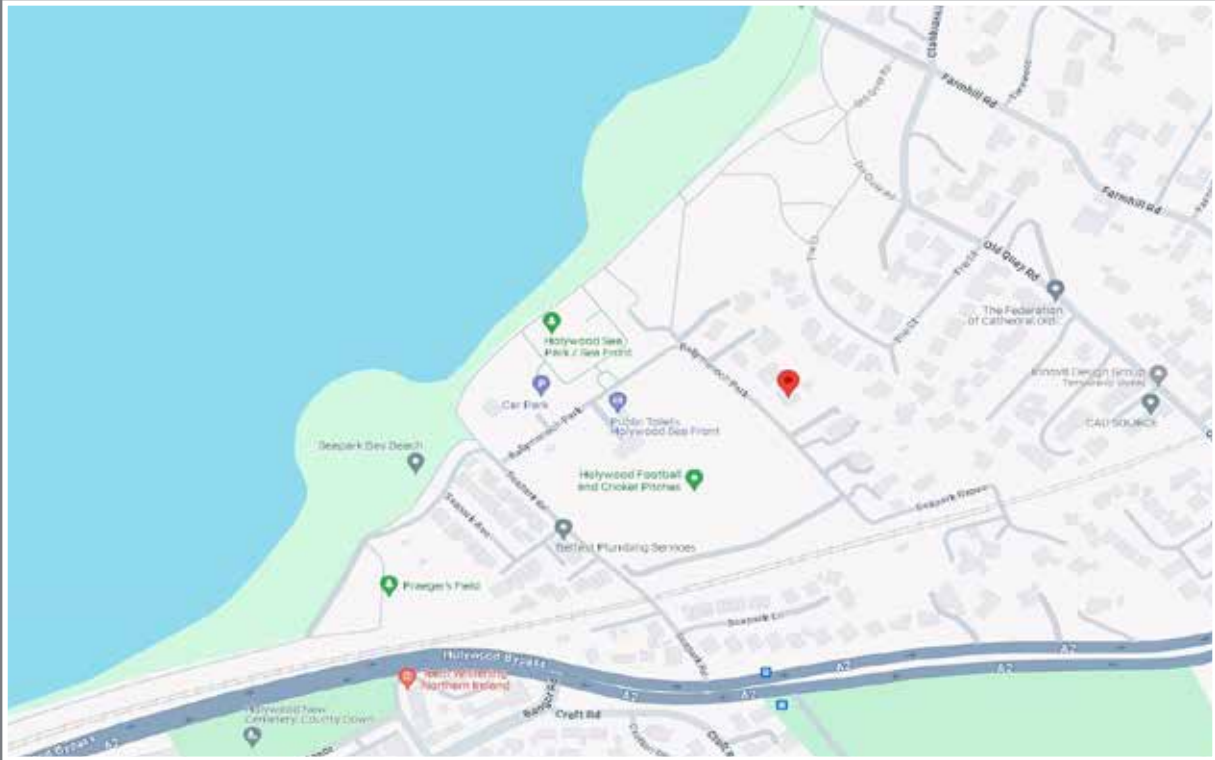
Dado rail and picture rail.







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

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		33 F

EPC REF: 9820-9557-0142-6103-0403

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Hollywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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