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RESIDENTIAL

7a Demesne Road,
Holywood, BT18 9DQ



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Telephone 02890 428989
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KEY FEATURES

- Detached house on a generous site extending 0.4 acres
- Living room with gas fire
- Dining room with doors to conservatory
- Fitted kitchen with casual dining
- Utility room with access to integral garage
- Bedroom one and en suite on ground floor
- Downstairs cloakroom
- Three bedrooms on first floor
- Main bathroom on first floor
- Gas central heating
- Driveway parking
- Large garden laid in lawns at rear with sunny westerly aspect
- Convenient location a 5 minute walk to Holywood High Street
- Belfast city centre a 10 minute drive and Belfast City Airport a 5 minute drive
- An excellent range of schools, amenities, coffee shops and restaurants on your doorstep

SUMMARY

7a Demesne Road is a detached property sitting on a generous site extending 0.4 acres in the centre of Holywood. The accommodation comprises of an entrance hall, living room, dining room, conservatory, kitchen with casual dining, utility room, cloakroom and bedroom one with en suite shower room on the ground floor. The first floor has a further three bedrooms and a main family bathroom. The central heating is gas fired.

Externally there is generous space to the front with driveway parking and a large garden at the rear laid in lawns with a mature hedge boundary.

The location is exceptionally convenient with almost everything on your doorstep. The bustling High Street and popular North Down coastal paths are a 5 minute walk. There is an excellent range of schools and amenities all within walking distance. Belfast city centre is a 10 minute drive and Belfast City Airport a 5 minute drive.

Internal viewing recommended to appreciate the potential this home has to offer.



LIVING ROOM:
22' 5" x 11' 11" (6.83m x 3.63m) Into bay.

Hardwood fire surround with gas fire inset.



THE PROPERTY COMPRISES:

GROUND FLOOR

Double opening hardwood entrance doors to Entrance Porch.

ENTRANCE PORCH:

Glazed inner door to Entrance Hall.

WC:

Low flush WC and wash hand basin, cloaks space.



DINING ROOM:
14' 0" x 10' 10" (4.27m x 3.3m)

Double opening hardwood glazed doors to Conservatory.



CONSERVATORY:
11' 8" x 11' 4" (3.56m x 3.45m)

Tiled floor, double opening patio doors to rear gardens, attractive outlook to mature gardens.



KITCHEN WITH CASUAL DINING:
14' 5" x 9' 10" (4.39m x 3m)

High and low level fitted units, stainless steel sink unit with mixer taps, 4 ring ceramic hob, integrated double oven, integrated fridge, partly tiled walls, casual dining.



UTILITY ROOM:
13' 1" x 7' 5" (3.99m x 2.26m)

Fitted units, stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, glazed door to rear, access to garage.

GARAGE:
19' 11" x 10' 0" (6.07m x 3.05m)

Up and over doors to front and rear. Power and light.



BEDROOM (1):
12' 1" x 11' 4" (3.68m x 3.45m)
Built in wardrobe.



BEDROOM (2):
13' 1" x 12' 1" (3.99m x 3.68m)
Built in wardrobes.



ENSUITE SHOWER ROOM:
Low flush WC, wash hand basin, walk in shower with chrome thermostatic fitments, fully tiled walls, tiled floor, chrome heated towel radiator, recessed lighting.



BEDROOM (3):
12' 8" x 11' 10" (3.86m x 3.61m)
At widest points.
Built in wardrobes.



FIRST FLOOR
LANDING:
Storage cupboard, linen cupboard with shelving and gas boiler.



BATHROOM:
9' 9" x 9' 1" (2.97m x 2.77m)
Low flush WC, pedestal wash hand basin, panelled bath, corner shower, partly tiled walls, heated towel radiator, recessed lighting.



BEDROOM (4):
11' 11" x 10' 6" (3.63m x 3.2m)

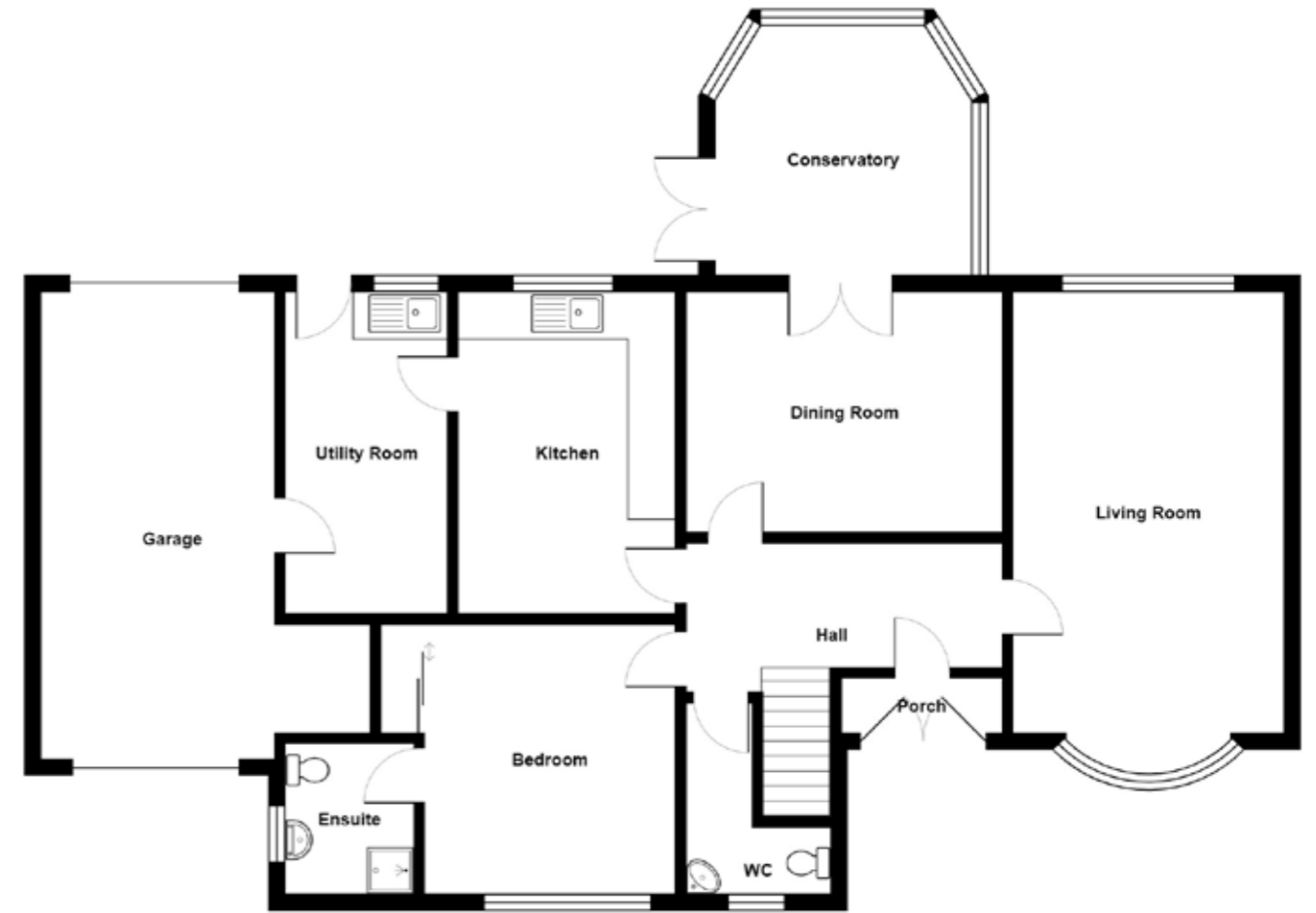
Built in wardrobes.

OUTSIDE

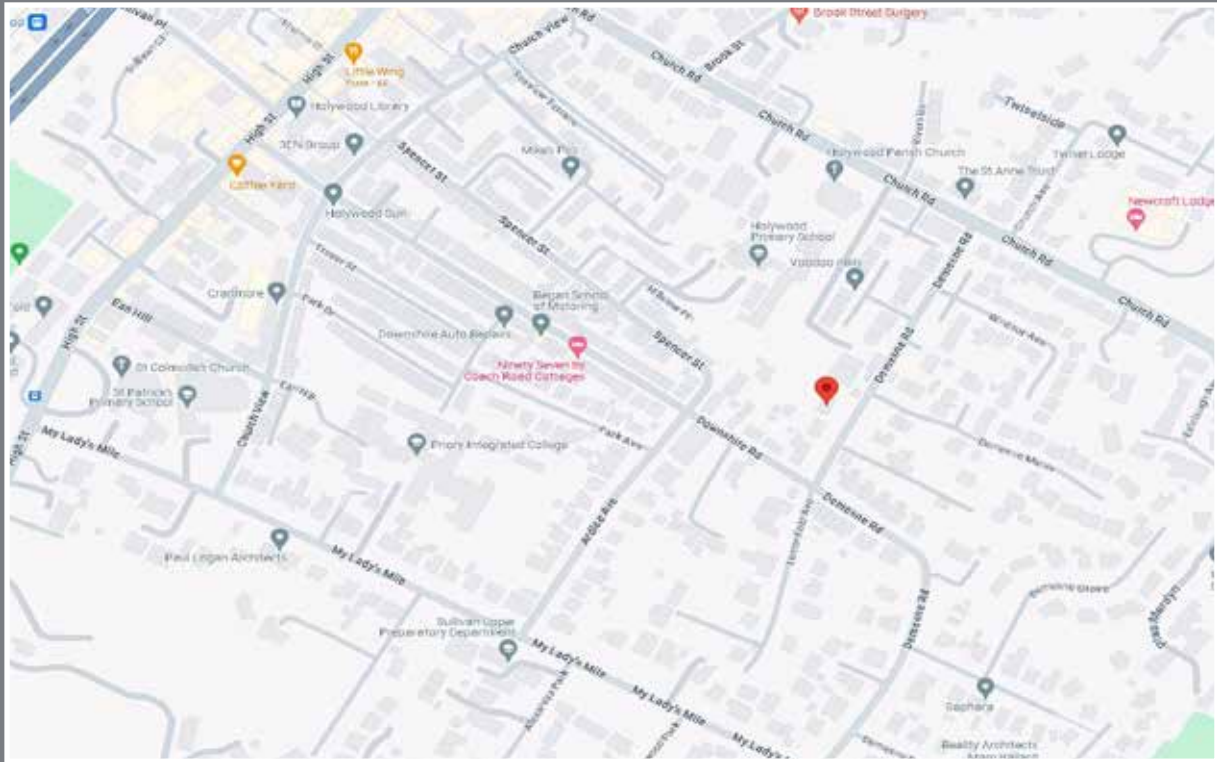
Driveway parking to front. Garden laid in lawns. Access to garage.
Large rear gardens laid in lawns with a mature hedge boundary and private westerly aspect. Patio space. Water supply.







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

North Down
48 High Street
Holywood 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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