

simon**BRIEN**
RESIDENTIAL

9 Larch Hill Avenue,
Holywood, BT18 0JW



Asking Price £600,000

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KEY FEATURES

- Excellent detached property with partial views across Belfast Lough to the front and extensive countryside views to rear
- Generous Private Site bordering open countryside
- Programme of extensive renovation works throughout
- Located on the outskirts of Holywood Town Centre, close to many schools, shops and amenities
- Spacious adaptable accommodation throughout
- Contemporary open plan kitchen into dining room with stunning views over open countryside
- Kitchen with views towards Belfast Lough
- Bifold doors to raised patio area
- Living and dining room
- Four double bedrooms over two floors
- Principal bedroom with ensuite
- Cloakroom with W.C.
- Fitted utility room
- Gas fired central heating
- Integral garage
- Extensive landscaped gardens in lawns to front and side
- Raised rear patio area

SUMMARY

9 Larch Hill Avenue is a unique home that has undergone a programme of extensive renovation works throughout, leaving little for the discerning purchaser to do but move in. Set within a generous site with superb views across open countryside to the rear and partial sea views to the front. This is excellent opportunity for the discerning buyer to purchase spacious property in a highly regarded residential area on the outskirts of Holywood.

Internally the generous accommodation consists of two spacious reception rooms including living room, an open plan contemporary kitchen into dining room with stunning views over open countryside and bifold doors to raised patio area. The property also offers four bedrooms, the principal with ensuite shower room, cloak room with W.C. and a family bathroom. On the lower level, is the integral double garage with separate bedroom / study, utility room, and W.C.

Outside the property has been landscaped with large raised rear patio perfect for barbecuing or entertaining and has immaculately well-maintained lawns with mature trees.

This home is in one of the more alluring areas of North Down, it is convenient to Holywood, Bangor and Belfast and is within easy access of local golf and yacht clubs and stunning coastal walks. Also, only 10-15-minute walk to both Seahill and Cultra train stations.

An inspection is highly recommended to appreciate this superb opportunity.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE:

Wooden front door with glass panels.

ENCLOSED ENTRANCE PORCH:

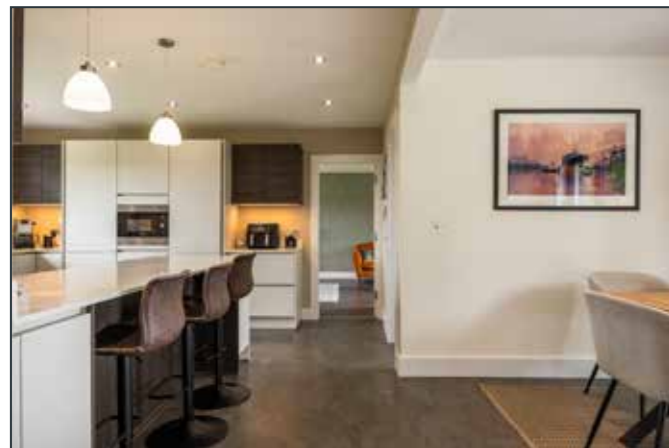
KITCHEN/DINING:

25' 01" x 18' 02" (7.65m x 5.54m)

Contemporary fitted kitchen with large range of high and low level units and marble worktops, stainless steel sink unit with side drainer, equipped with integrated appliances, 5 ring gas hob, professional deluxe Rangemaster with double oven with stainless steel extractor over and eye level microwave, dishwasher, fridge and freezer, pantry and bin storage. Open into dining area with bifolding doors to raised patio area, additional breakfast bar with casual dining.



LOUNGE:
24' 6" x 13' 5" (7.47m x 4.09m)
 Dual aspect with views towards countryside.



LOWER LEVEL

GARAGE:
13' 3" x 10' 7" (4.04m x 3.23m)
 Electric and power.

WC:
 Push button WC, floating wash hand basin with mixer tap.





UTILITY ROOM:
14' 7" x 7' 7" (4.44m x 2.31m)
High and low level units, plumbed for washing machine and tumble dryer, sink unit with mixer taps.

PRINCIPAL BEDROOM:
19' 1" x 11' 10" (5.82m x 3.61m)

ENSUITE:
Shower enclosure with overhead shower and glass shower screen, wash hand basin with vanity unit and tiled splashback, low flush WC, recessed lighting, extractor fan.



STUDY:
17' 10" x 13' 8" (5.44m x 4.17m)
At widest points.
Patio doors to rear.



UPPER LEVEL



BEDROOM (2):
15' 11" x 10' 10" (4.85m x 3.3m)



BEDROOM (3):
12' 5" x 11' 9" (3.78m x 3.58m)
Patio doors to rear.



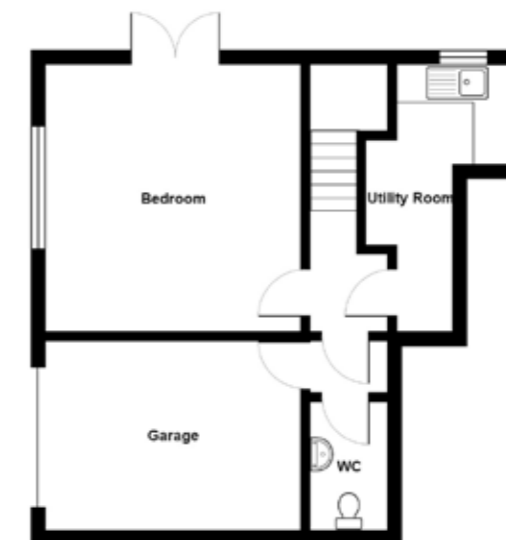
BATHROOM:
Contemporary white suite comprising:
Panelled bath with mixer tap, corner
shower unit with overhead shower and
glass shower screen, push button WC,
part wall tiling, tiled floor, wash hand
basin with vanity unit, extractor fan.



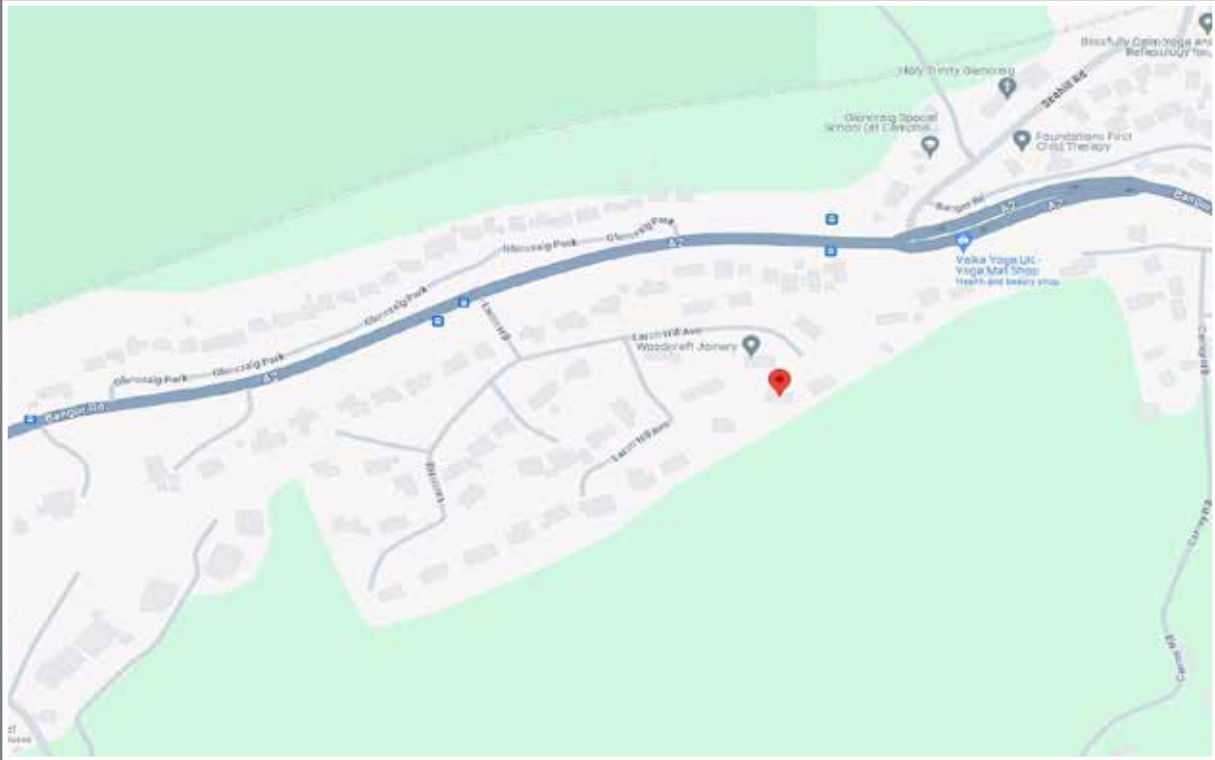
OUTSIDE

Gardens to front, side and rear in lawns, landscaped raised patio area.





Location



LOCATION: Turn into Larch Hill off the Bangor Road. At the T junction turn left and then drive to the end of the cul-de-sac.

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

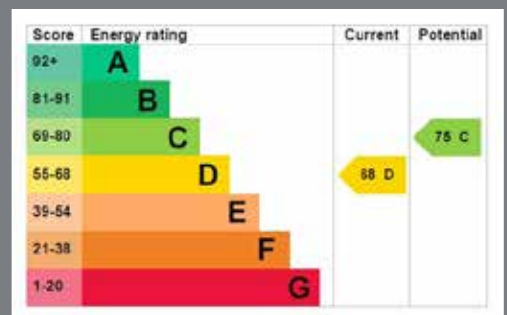


Lettings Department

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/F/24/AN



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