

simon**BRIEN**
RESIDENTIAL

12F Browns Brae,
Holywood, BT18 0HL



Offers Over £525,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Spacious Linked Detached Property Close to Hollywood
- Stunning Views to Belfast Lough, Belfast City and Harbour and The Antrim Hills
- Modern Kitchen with a Range of Integrated Appliances & Island Unit Ideal for Casual Dining
- Spacious Living / Dining Room with Panoramic Views
- Conservatory with Access to Generous Balcony
- Ground Floor Principal Bedroom with His and Hers dressings Rooms and En Suite Bathroom
- Two Additional Bedrooms to the First Floor
- Enclosed Courtyard to Rear
- Utility Room
- Store/Boiler Room
- Additional Store
- Family Shower room
- Integrated Large Two Car Garage
- Access Via Electric Gates
- Gas Fired Central Heating
- Generous Surrounding Gardens Laid in Lawns
- Ease of convenience for City Commuter via Main Arterial Routes and Hollywood Railway Halt
- Close Proximity to Popular Primary & Post Primary Schools

SUMMARY

Ballymenoch House is a gated development of six properties, located off Brown's Brae. The location allows families to have the best of both worlds with vast amounts of external space, beautiful views and edge of town convenience.

The versatile accommodation means that this stunning property is not only suitable to families but downsizers alike. To the ground floor there is a generous principal bedroom with his and hers dressing rooms and an en suite bathroom, utility room and access to the integral garage. The first floor comprises of two additional bedrooms, one of which boasts access to its own private courtyard area, family shower room and making the most of the panoramic views is the large lounge/dining room with stunning views leading to the modern fully fitted kitchen and conservatory. Not only do you get the benefit of enjoying the views from inside, but the large balcony also creates a beautiful space to enjoy long evenings watching the sunset over the Antrim Hills, Belfast Harbour and Belfast Lough.

Externally there is an enclosed courtyard garden to the rear and vast amounts of other grassed areas ideal for children at play, as well as the integrated and ample driveway parking.

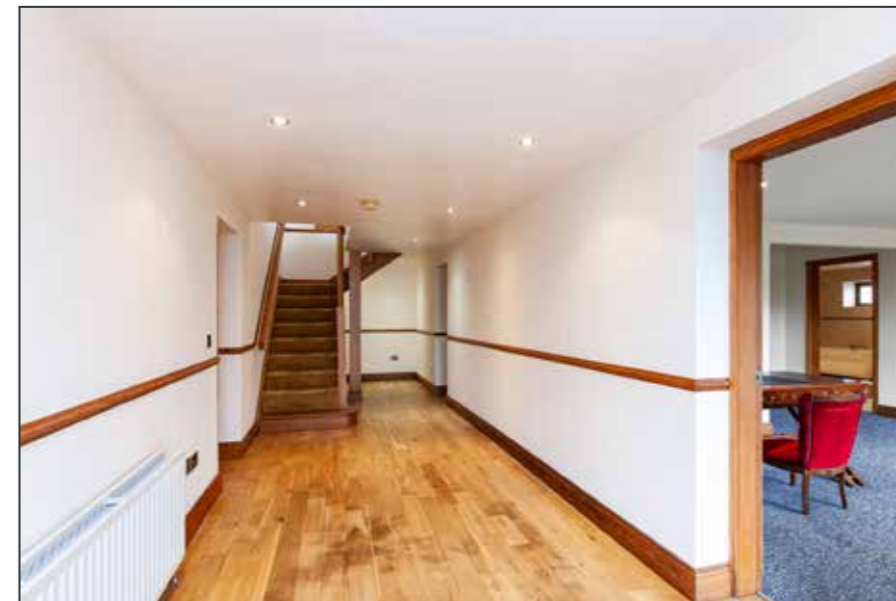
An ideal home for those seeking space, views, convenience and is certainly one that needs to be viewed to be fully appreciated.



THE PROPERTY COMPRISES:

ENTRANCE

uPVC double glazed front door with contemporary glazed inset and matching double glazed side lights.



GROUND FLOOR

SPACIOUS RECEPTION HALL:

With solid oak wooden flooring, recessed spotlighting, cloaks area under stairs, service door to large garage.

INTEGRAL GARAGE:

32' 10" x 14' 7" (10.01m x 4.44m)

With twin timber front doors, light and power, secure storage.



BEDROOM (1):
22' 8" x 19' 7" (6.91m x 5.97m)

With mature outlook to front with distant views to the Antrim Hills, recessed spotlighting, walk-in His and Hers wardrobes fitted for hanging and shelving. En Suite Bathroom With modern white bathroom suite comprising pedestal wash hand basin, low flush WC, free standing bath, chrome mixer taps, glazed shower enclosure, fully tiled, thermostatically controlled shower unit, fully tiled walls, mosaic tiling border detail, contrasting tiling to shower enclosure, ceramic tiled floor, recessed spotlighting, heated towel rail.



LAUNDRY ROOM/UTILITY ROOM:
15' 1" x 8' 0" (4.6m x 2.44m)

Excellent range of high and low level oak effect units, laminate work surface, single drainer stainless steel sink unit, chrome mixer taps, plumbed for washing machine, space for dryer, ceramic tiled floor, part tiled walls, walk-in linen press fitted with shelving and Worcester Bosch gas fired boiler.



DRESSING ROOM 1:
13' 3" x 7' 6" (4.04m x 2.29m)

DRESSING ROOM 2:
8' 0" x 6' 11" (2.44m x 2.11m)



FIRST FLOOR

LOUNGE/DINING ROOM:
30' 5" x 21' 6" (9.27m x 6.55m)

Solid oak wooden flooring, dual aspect with views across mature gardens and across Holywood to Belfast Harbour, mature outlook to front with views to Belfast Lough and the Antrim Hills, lounge open to dining area, recessed spotlighting, access hatch to roof void, glazed and bevelled double doors to kitchen.



ENSUITE BATHROOM:
16' 9" x 9' 5" (5.11m x 2.87m)

White suite comprising: Low flush WC, pedestal wash hand basin, free standing bath, large walk in shower, fully tiled walls, ceramic tiled floor, heated towel radiator, recessed lighting.



KITCHEN:
15' 3" x 14' 7" (4.65m x 4.44m)

Excellent range of oak high and low level units, stainless steel fittings, granite work surface, single drainer inset sink and a half sink unit, chrome mixer taps, integrated dishwasher, Samsung ice making American style fridge freezer, built-in glazed display cabinets, ceramic tiled floor, part tiled walls, Smeg range stainless steel cooker with six ring gas hob and hot plate, glass splashback, electric ovens below, stainless steel extractor hood, integrated stainless steel combination microwave, built-in larder cupboards, island unit with matching granite work surface and built-in casual dining/breakfast bar, recessed spotlighting, concealed downlighting, built-in display shelving, glazed and bevelled double doors to front conservatory.



CONSERVATORY:
16' 1" x 10' 10" (4.9m x 3.3m)

Ceramic tiled floor, breathtaking outlook to front across mature grounds to Belfast Lough and the Antrim coastline, uPVC double glazed French doors to balcony with seamless glass balustrade, excellent views across Holywood to Belfast Harbour and Belfast and electrically operated sun screen awning.



BEDROOM (3):
16' 8" x 12' 1" (5.08m x 3.68m)

With access to enclosed paved courtyard garden.

OUTSIDE

COURTYARD:
25' 3" x 11' 7" (7.7m x 3.53m)

BALCONY:
28' 11" x 10' 10" (8.81m x 3.3m)

Approached via a communal driveway to 12F on right hand side, tarmac driveway with ample parking to front and side, paved patio areas to front and side, mature communal gardens laid in lawns, mature shrubs and planting, outdoor lighting.



SHOWER ROOM:

Modern white suite comprising low flush WC, floating vanity unit, chrome mixer taps, drawer units below, mirrored and illuminated bathroom cabinet, additional bathroom cabinets, glazed shower enclosure with thermostatically controlled shower, overhead drencher and shower attachment, ceramic tiled floor, fully tiled walls, recessed spot lighting.

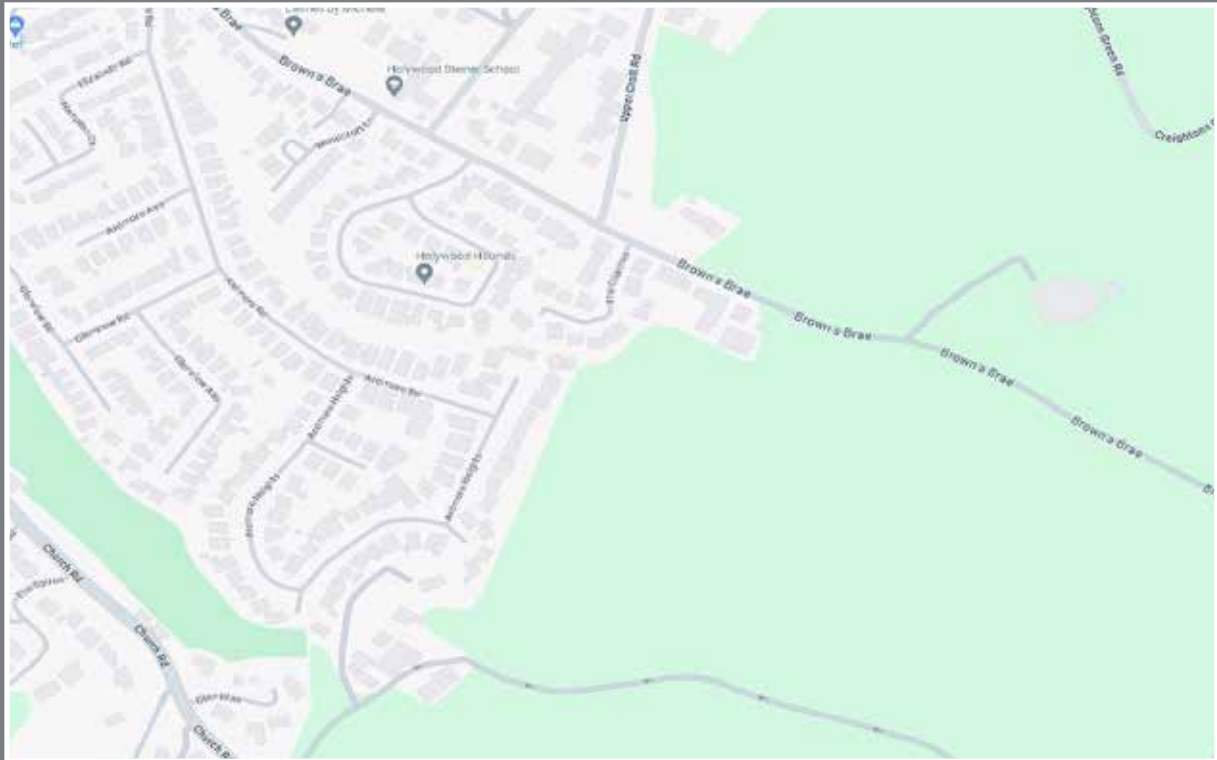


BEDROOM (2):
17' 5" x 13' 2" (5.31m x 4.01m)

With views to side across mature grounds to Belfast Harbour and Belfast, range of bedroom furniture including extensive range of built-in robes.



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: TB/F/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 6300-0585-0822-0301-3943

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

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.