

243 Bangor Road, Holywood, BT18 0JQ



Offers Around £295,000

Telephone 028 9042 8989 www.simonbrien.com



KEY FEATURES

- A detached family home in Craigavad overlooking Seahill towards the Irish Sea
- · Many rooms with panoramic views over Belfast Lough and the County Antrim hills towards Scotland
- · Set on a mature elevated site
- Requires modernisation
- Extensive accommodation with period features set over 2 floors
- · Grand entrance hall with cloakroom and WC
- · Drawing room with feature fireplace
- · Living room open to family room
- Formal dining room open to garden room with doors to gardens
- Kitchen with utility area and fitted appliances
- 5 bedrooms on the first floor, 3 with showers
- · Family bathroom
- 3 WC's on the first floor cloakroom on the ground floor
- · Oil fired central heating, double glazing
- · Gardens to the front, side and rear with extensive private lawns bordered by trees
- Convenient to Holywood, coastal path, Bangor and Belfast City centre
- · Viewing strictly by private appointment

SUMMARY

Set on an elevated site with panoramic views this is a superb opportunity to purchase a period house to re-create and put your stamp on. With exceptional accommodation set over 2 floors – the accommodation is spacious and bright with much of the original character still intact.

Internally the property has a grand reception hallway with front and side entrances, a front drawing room with bay window, a fitted kitchen with appliances and utility area and a fantastic open planned family room / living room / formal dining room And garden room. On the first floor there are 5 double bedrooms, 3 with showers a family bathroom and 3 WC's.

The gardens surround the property and would have obvious potential to further enhance for patios / garages etc. Contact the office today to arrange a viewing.





THE PROPERTY COMPRISES:

ENTRANCE

Front parking bay and front courtyard style gardens just off Carney Hill.

Solid wooden front door into:

GROUND FLOOR

ENTRANCE PORCH:

Tiled floor. Inner vestibule door leading into:

GRAND ENTRANCE HALL:

16' 0" x 12' 7" (4.88m x 3.84m)

Exposed wooden floor, range of cornicing and wall friezing.

UTILITY ROOM:

8' 0" x 6' 10" (2.44m x 2.08m)

Plumbed for washing machine, space for dryer. 2 separate sinks with taps.

SIDE PORCH:

Feature wooden sun room area with cardinal red tiled floor.

DRAWING ROOM:

15' 5" x 12' 4" (4.7m x 3.76m)

Corniced ceiling and centre rose, bay window. Windows overlooking side and front gardens. Door to:









REAR HALLWAY:

Access to Boiler room and cloakroom.

LIVING ROOM OPEN TO FAMILY ROOM:

33' 0" x 16' 3" (10.06m x 4.95m) Into 2 bay windows.

Corniced ceiling corbelling, potential open fire. Access to Kitchen. Open pillars and columns leading to:

FORMAL DINING ROOM:

18' 4" x 12' 10" (5.59m x 3.91m) Into bay window.

Sliding door to side patios. Corniced ceiling, centre rose. Columns and pillars open to:

GARDEN ROOM/FAMILY ROOM:

15' 1" x 12' 4" (4.6m x 3.76m)

Wall frieze. Sliding door to front garden. Attractive views across gardens over hedge towards Belfast Lough and the Co Antrim Hills.

KITCHEN:

19' 4" x 12' 8" (5.89m x 3.86m) At widest points.

Stainless steel range cooker with extractor hood, fitted single drainer stainless steel sink unit with mixer taps, range of built in cupboards, drawers, shelves and units, fitted dishwasher, space for American style fridge freezer, ample storage. Side door to front of property and door to boiler room with oil fired central heating boiler.



Stairs to:

FIRST FLOOR RETURN

WC: Two low flush WC's and two wash hand basins, both with mixer taps.

FIRST FLOOR

LANDING:

BEDROOM (1):

18' 5" x 11' 2" (5.61m x 3.4m)

Built in wardrobe. Fireplace with tiled hearth and open fire. Amazing views across Seahill towards Belfast Lough, the Irish Sea and the County Antrim hills. This room is currently used as a first floor living room.

BEDROOM (2):

11' 9" x 11' 4" (3.58m x 3.45m)

Double windows to front, beautiful views across Seahill towards Belfast Lough and the County Antrim hills. Ensuite fully tiled shower cubicle with instant heat shower. Built in wardrobes.

BEDROOM (3):

16' 4" x 12' 5" (4.98m x 3.78m)

Built in wardrobes, ensuite fully tiled shower cubicle with instant heat shower. Two windows to front and window to side with amazing views across Belfast Lough and the County Antrim hills.







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BEDROOM (4):

12' 1" x 11' 6" (3.68m x 3.51m)

Corniced ceiling, shower cubicle with instant heat shower.

FAMILY SHOWER ROOM:

Fully tiled shower cubicle, low flush WC, ceramic tiled floor, pedestal wash hand basin, built in storage and Hotpress.

BEDROOM (5):

12' 0" x 6' 0" (3.66m x 1.83m)

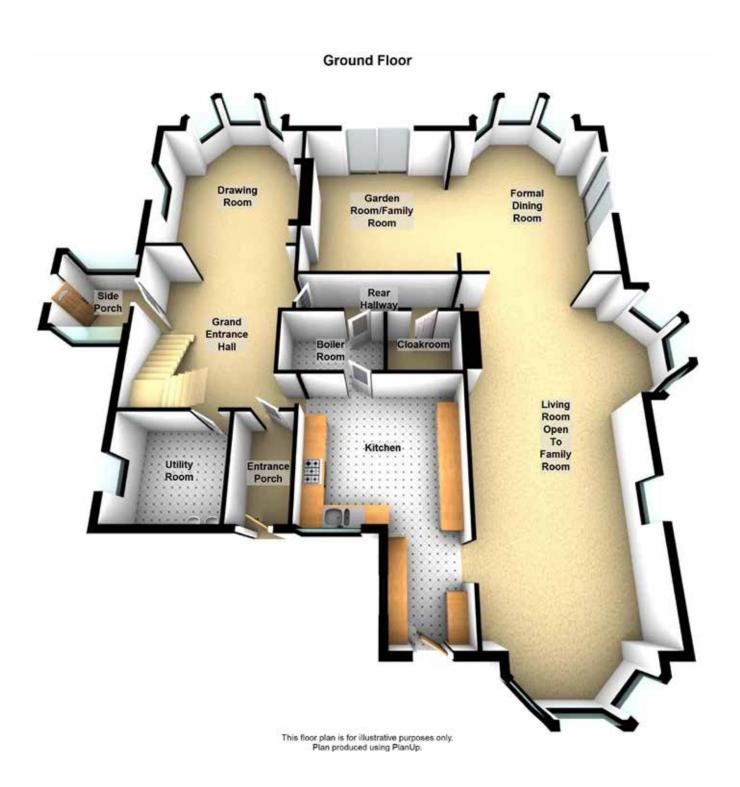
STORE ROOM:

OUTSIDE

Large side garden with outside shed. Patio areas, lawns, steps to side door and side porch. Side patio ideal for entertaining - accessed from Drawing Room.

Spacious gardens enclosed by fencing with mature trees.





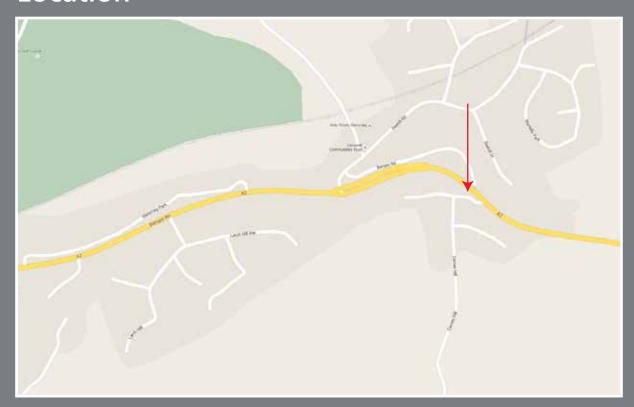


First Floor





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

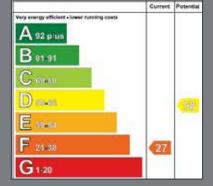
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