

simonBRIEN
RESIDENTIAL

86 Church Road,
Holywood, BT18 9BX



Offers Around £535,000

Telephone 028 9042 8989
www.simonbrien.com



KEY FEATURES

- Handsome period townhouse with an abundance of charm
- Recently undergone significant renovation to an exceptional specification
- Within easy walking distance of the town centre and beautiful coastal walks
- High ceilings, decorative cornices, ceiling roses and panelled doors
- Deceptively spacious and versatile accommodation
- Entrance hall with cloakroom with WC
- Drawing room with original fireplace with open fire
- Separate living or formal dining room
- Fantastic kitchen with fitted appliances open to casual dining/living area
- First floor drawing room or master bedroom with bay window and original fireplace
- Family bathroom with white suite, roll top bath and shower cubicle
- Two further bedrooms and study on second floor
- Bedroom 7/games room on the top floor with velux window
- Parking spaces to rear
- Garden and patio to rear
- Pressurised mains gas central heating
- Convenient to North Down, Belfast City and Airport
- Close to schools, parks, many sports clubs and the cosmopolitan town centre



SUMMARY

Nestled within ambling distance of Holywood's bustling High Street with its many cafes, restaurants, boutiques, delis and shops, this distinguished Victoria terrace also overlooks St Philip & St James's church grounds. This Grade B1 period home still retains many of its original features such as: high ceilings, ornate centre roses, decorative plaster cornices and panelled doors. The current vendor commissioned significant works to maintain these features while updating the property for modern day living.

On the ground floor there is a bright drawing room with open fire and original marble surround overlooking the church grounds and separate living room which leads through to a spacious family kitchen with dining area for 8/10 people, and bifold doors opening onto the rear garden. On the first floor there is a possible additional drawing room with open fire and ornate surround. Throughout the remaining floors there are 7 possible bedrooms in total, including a guest bedroom/playroom on the third floor. The rooms are well proportioned and can be utilised in a variety of ways to suit individual needs.

To the side of the property there is a shared driveway to private car parking to the rear which leads to an enclosed garden with flowerbeds, trees and shrubs. The property also benefits from gas fired central heating.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENCLOSED ENTRANCE PORCH:

Wooden floor, corniced ceiling.

ENTRANCE HALL:

Wooden floor, corniced ceiling.

DRAWING ROOM:

17' 10" x 13' 8" (5.44m x 4.17m)

Cast iron fireplace with open fire and slate surround. Varnished wooden floor. Corniced ceiling, ceiling rose, picture rail. Sliding shuttered windows (reconditioned) and feature arched alcove.

CLOAKROOM:

Low flush WC, wash hand basin, partly tiled walls, ceramic tiled floor.

LIVING ROOM:

12' 4" x 10' 9" (3.76m x 3.28m)

Cast iron and tiled fireplace with gas fire, polished granite hearth and polished stone surround. Ceramic tiled floor, vertical radiators, open arch to:



EXTENDED KITCHEN AND DINING AREA:

20' 6" x 18' 5" (6.25m x 5.61m) To maximum points.

Full range of high and low level units, polished granite work surfaces, recess for range cooker, recess for large fridge freezer, ceramic tiled floor. Sliding Bifold doors to rear. Atrium.

UTILITY ROOM:

6' 3" x 5' 3" (1.91m x 1.6m)

Plumbed for washing machine, stainless steel single drainer sink unit.





FIRST FLOOR

RETURN LANDING:

Atrium dome window.

SHOWER ROOM:

Fully tiled shower cubicle with chrome overhead rain shower, vanity unit, low flush WC, polished tiled floor.

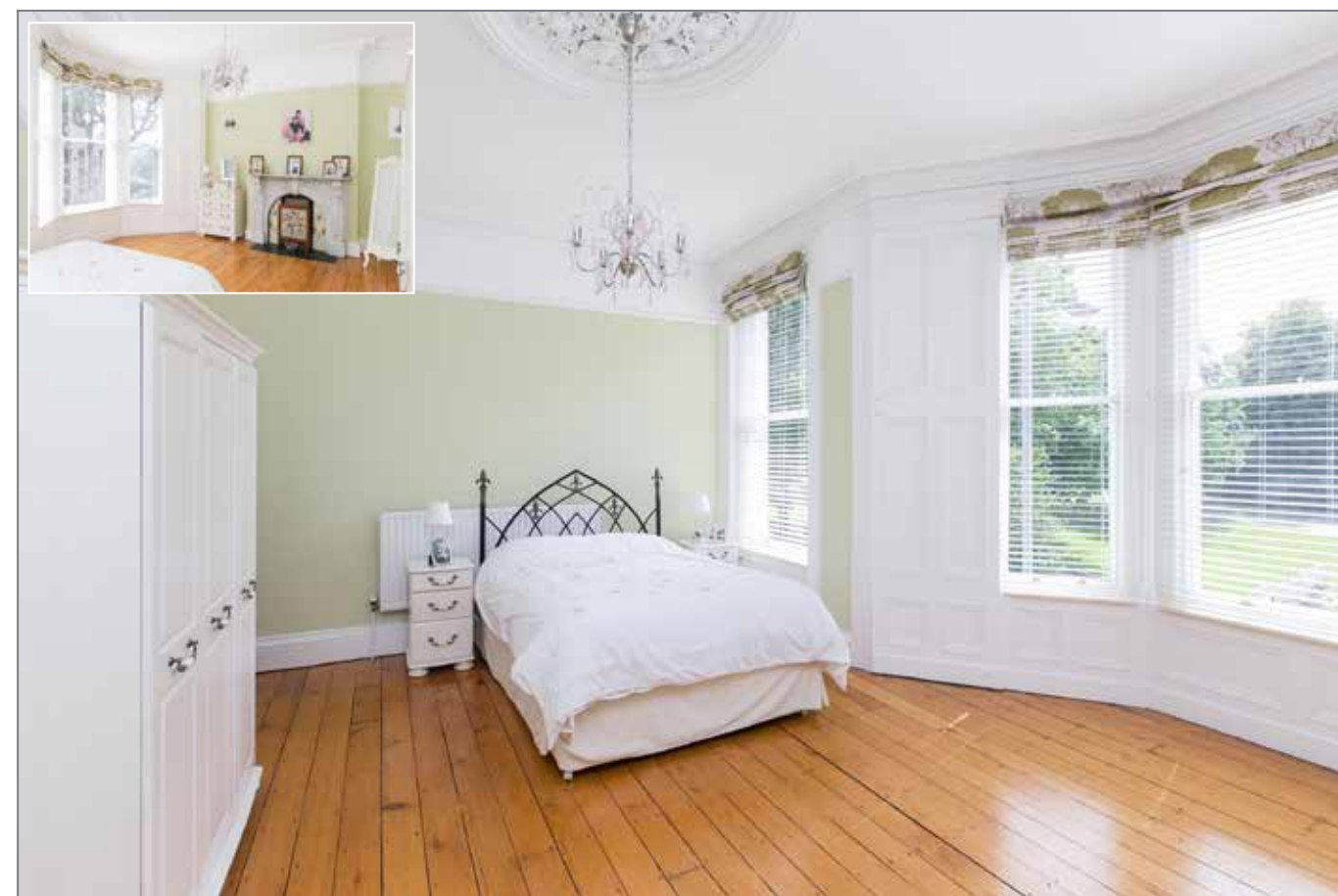
BATHROOM:

Roll top bath with mixer taps and telephone hand shower fitting, fully tiled shower cubicle with Chrome overhead rain shower, low flush WC, ceramic tiled floor, chrome towel radiator, access to gas boiler. Gas fire.

BEDROOM (1):

19' 0" x 17' 0" (5.79m x 5.18m) Into bay.

Cast iron fireplace with tiled inset and open fire with marble surround, corniced ceiling and ceiling rose, picture rail.



BEDROOM (2):
13' 0" x 12' 1" (3.96m x 3.68m)

Cast iron fireplace with marble surround, corniced ceiling.



BEDROOM (3):
13' 5" x 11' 0" (4.09m x 3.35m)

Varnished wooden floor. Corniced ceiling.

BEDROOM (4):
14' 0" x 10' 9" (4.27m x 3.28m)

Varnished wooden floor, corniced ceiling.

BEDROOM (5):
10' 1" x 6' 10" (3.07m x 2.08m)

Currently used as snug. Varnished wooden floor. Corniced ceiling.

BEDROOM (6):
12' 9" x 6' 6" (3.89m x 1.98m)

Velux window.

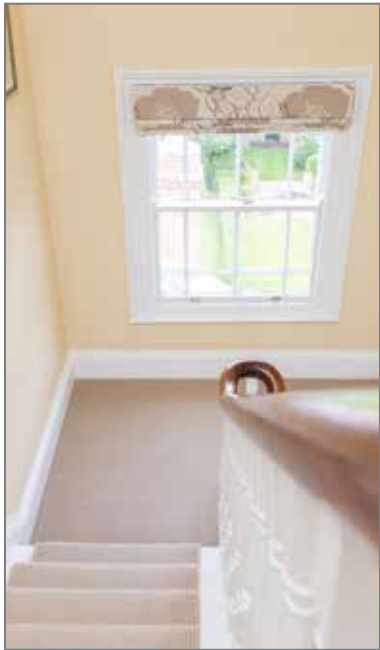


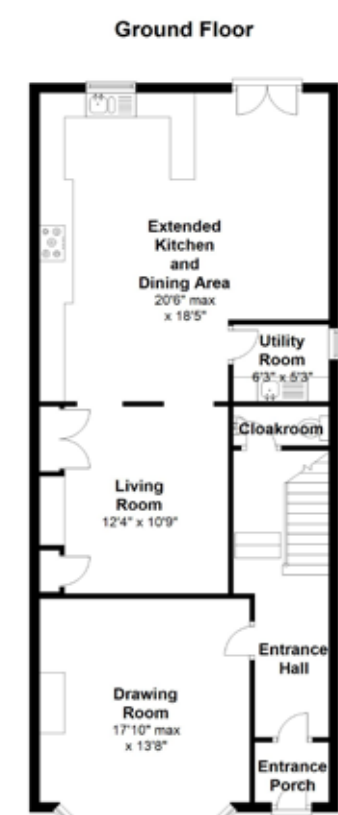
BEDROOM (7)/PLAYROOM:
22' 1" x 11' 3" (6.73m x 3.43m)

Storage into eaves. Cast iron fireplace.

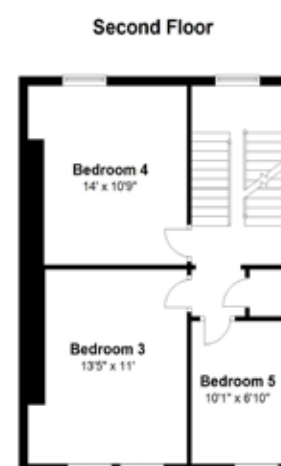
OUTSIDE

Car parking for 2/3 cars leading to an elongated garden with patio area and garden in lawns.

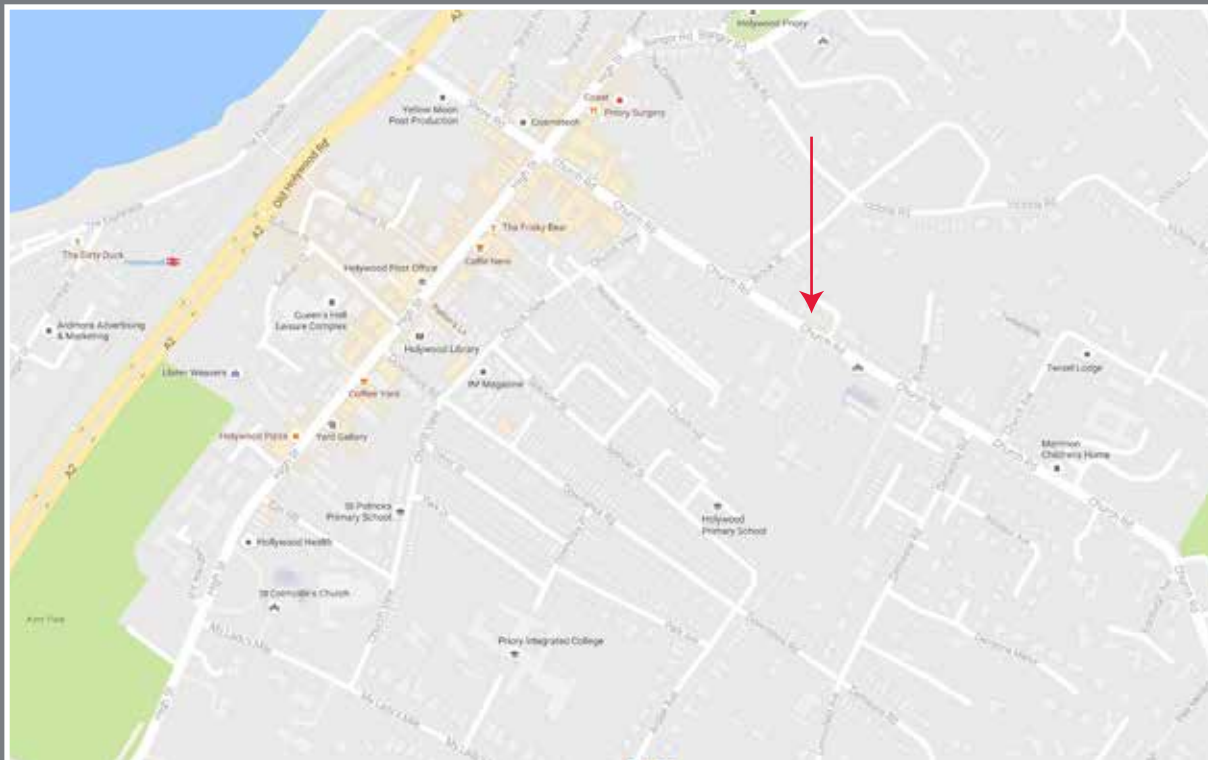




This floor plan is for illustrative purposes only.
Plan produced using PlanUp.



Location



Financial Advice

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REF: DB/H/16/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	55	62
E 39-54		
F 21-38		
G 1-20		

EPC REF: 0168-2991-0485-9806-8415

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