

simon**BRIEN**  
RESIDENTIAL

5 Demesne Grove,  
Holywood, BT18 9NQ



Offers Over £440,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Highly regarded residential location
- Split level detached family home
- Four bedrooms (master with ensuite)
- Two living rooms and dining room
- Kitchen with casual dining area
- Bathroom and shower room
- Oil fired central heating
- Rear patio enjoying afternoon and evening sun
- Double glazed
- Side driveway and parking

#### SUMMARY

This is a well appointed split level detached family home in a highly regarded area close to Holywood's town centre. The site is secluded and offers great privacy and generous gardens to the front and rear with great parking and turning space.

The accommodation is deceptive from first appearance; on the lower floor is a living room, utility room, cloakroom with WC and integral garage. On the upper floor is a fully fitted kitchen with dining area, living room with gas fire open to dining room. On the first floor are a bathroom and four bedrooms (master with ensuite shower) – perfect space for family life.

The property is ideal for Bangor or Belfast city commuters, and with double glazing and gas fired central heating and a high standard of interior finish throughout this home will appeal to many, view without hesitation.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Entrance door to:

##### ENTRANCE PORCH

##### ENTRANCE HALL:

Cloakroom.

##### LIVING ROOM:

**18' 9" x 12' 8" (5.72m x 3.86m)**

Marble fireplace with gas fire, open to:

##### DINING ROOM:

**12' 0" x 10' 5" (3.66m x 3.18m)**

Wired for wall lights.



**KITCHEN WITH CASUAL DINING AREA: 14' 1" x 10' 6" (4.29m x 3.2m)**

Full range of high and low level units, 4 ring ceramic hob, double oven, single drainer 1.5 bowl sink unit with mixer taps, built in dishwasher, built in fridge, partly tiled walls, wood laminate floor.



**FIRST FLOOR**

**BEDROOM (1):  
13' 8" x 11' 10" (4.17m x 3.61m)**

Built in robes.

**ENSUITE SHOWER ROOM:**

Vanity sink unit with mixer tap, low flush WC, fully tiled shower cubicle with chrome overhead shower, towel radiator, fully tiled walls, ceramic tiled floor.



**BEDROOM (2):  
13' 9" x 9' 5" (4.19m x 2.87m)**

Built in robe.

**BEDROOM (3):  
11' 10" x 10' 5" (3.61m x 3.18m)**

**BEDROOM (4):  
10' 5" x 9' 5" (3.18m x 3.0m)**

Built in storage and desk.





**BATHROOM:**

White suite comprising: Corner spa bath, chrome towel radiator, fully tiled shower cubicle, vanity sink unit with mixer tap, fully tiled walls, ceramic tiled floor.





**LANDING:**

Access to shelved hotpress. Access to roofspace.

**LOWER LEVEL**

**UTILITY ROOM:**

**10' 4" x 7' 0" (3.15m x 2.13m)**

Full range of high and low level units, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, ceramic tiled floor.

**LIVING ROOM:**

**14' 4" x 10' 5" (4.37m x 3.18m)**

Brick fireplace with open fire, oak wood floor.

**ATTACHED GARAGE**

**21' 7" x 17' 9" (6.58m x 5.41m)**

Remote control roller door, power and light.

**CLOAKROOM:**

Low flush WC, vanity sink unit, oil fired boiler.

**OUTSIDE**

PVC fascia and soffits, good garden to rear with patio. Ample parking to front.

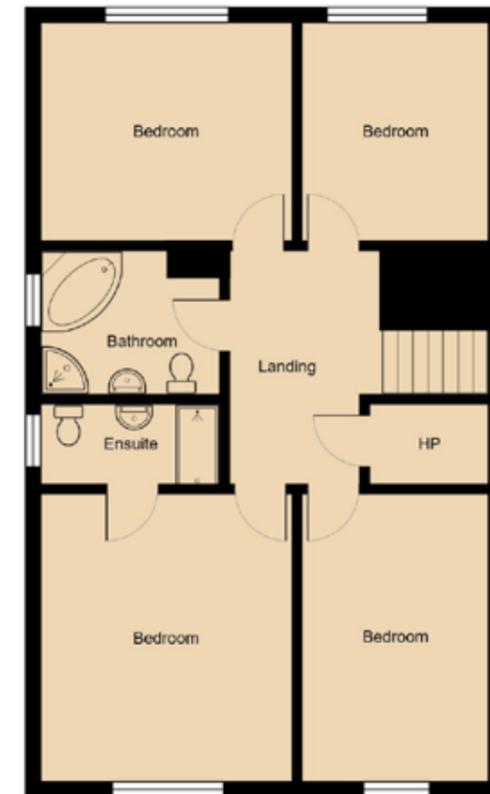




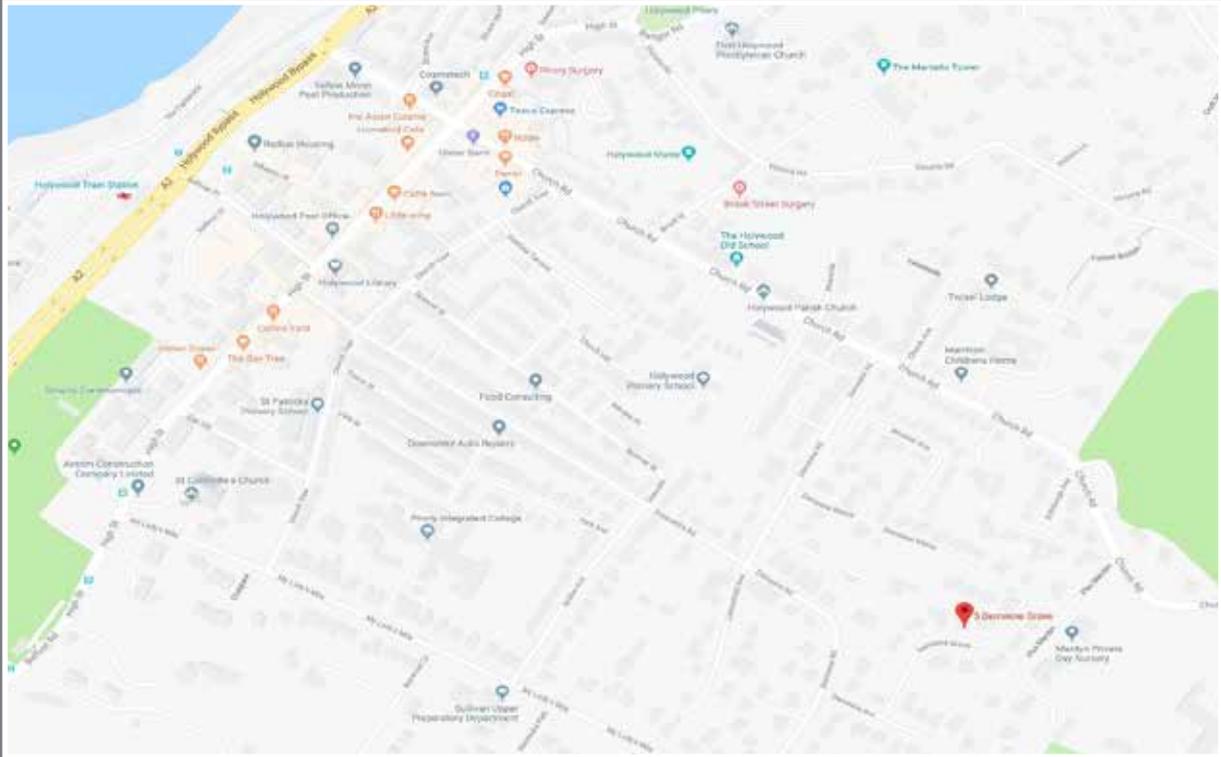
Lower Level



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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## Lettings Department

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REF: SD/C/19/AN



	Current	Potential
Very energy efficient – lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		62
E 39-54	44	
F 21-38		
G 1-20		

EPC REF: 9811-0327-7310-9037-4996

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