

5 Demesne Grove,
Holywood, BT18 9NQ



Offers Over £440,000

Telephone 02890 428989
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.





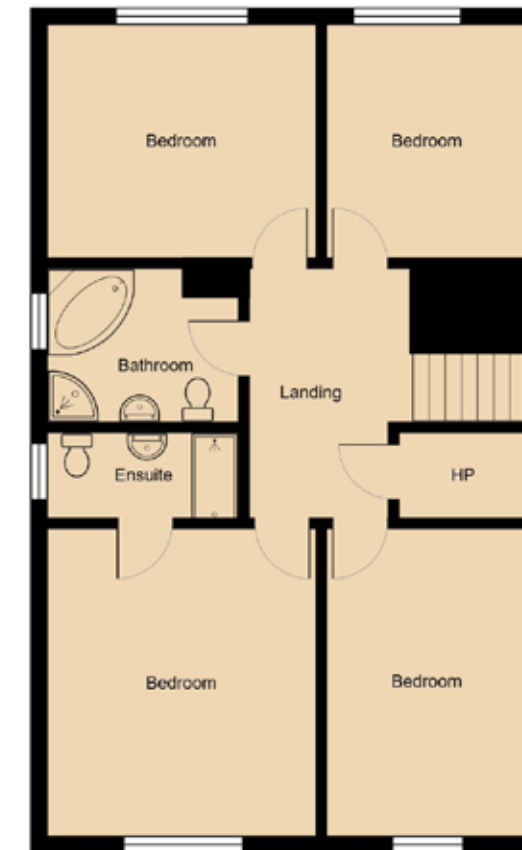
Lower Level



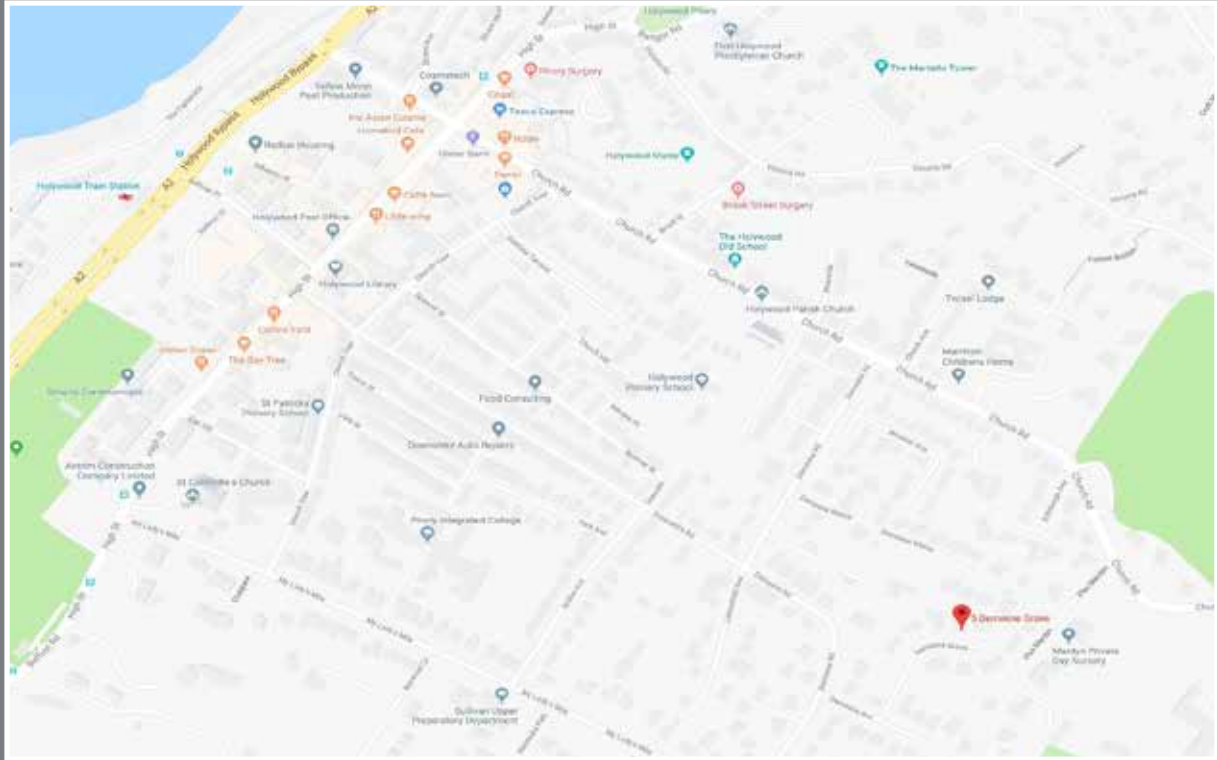
Ground Floor



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

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

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REF: SD/C/19/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
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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