



simonBRIEN
RESIDENTIAL

50A Station Road,
Craigavad, Holywood, BT18 0BP



Asking Price £2,100,000
To Include All Furnishings

Telephone 028 9042 8989
www.simonbrien.com



KEY FEATURES

- Exceptional quality of finish with all furnishings included in the sale (excluding personal effects)
- A magnificent, recently constructed residence with stunning sea views
- Designed by Emily Warwick and constructed in 2016 by M. G. Construction
- Finished to an exceptional specification
- Ornate features including high corniced ceilings
- Reception hall with feature staircase
- Open plan kitchen and dining area with double doors to living room
- Drawing room with feature carved stone fireplace
- Stunning handmade kitchen with built in appliances and island unit with casual dining space
- Utility room and WC
- Four bedrooms (three ensuite)
- Master suite with dressing room and ensuite shower room on ground floor
- Family bathroom
- Underfloor gas central heating
- Double glazed throughout
- Generous parking
- Double garage
- Mature and landscaped gardens to the front and rear with granite flagged patio areas
- Highly convenient to the coastal path, Holywood, Belfast and the City Airport

SUMMARY

50A Station Road is located on this prestigious coastal stretch within seconds walk of the coastline. The property is within close proximity of Holywood town and for the commuter Belfast and Bangor are within 15 minutes' drive.

The property was designed by Emily Warwick and built in 2016 to a stunning specification both inside and out. The accommodation is spacious and contemporary yet remains traditional with high ceilings, cornicing and a bespoke handmade kitchen. The living area provides suitable space and comfort for the family and interacts well with the patio incorporating the stunning sea views. The master suite is located on the ground floor with ensuite and dressing room facilities.

Upstairs on the first floor there are three double bedrooms, two with ensuite shower rooms and walk in dressing rooms. The family bathroom is fitted with a beautiful contemporary suite. There are mature landscaped gardens to both the front and rear that enjoy considerable privacy, benefitting from the afternoon and evening sunlight whilst enjoying the Lough views. From the kitchen and living space there are double opening French doors to the front and rear that open onto the granite flagged patio and lawns, perfect for barbequing and entertaining.

All in all, a stunning home of exceptional style offering all the comforts and luxuries of modern day living in one of Northern Ireland's most desirable residential locations.



THE PROPERTY COMPRISES:

GROUND FLOOR

Partially glazed entrance door with glazed side panels.

ENTRANCE HALL:

28' 3" x 14' 8" (8.61m x 4.47m)

Impressive staircase with wrought iron spindles and polished bannister, panelled walls, feature mirror wall, ceramic tiled floor, corniced ceiling, wired for wall lights, recessed lighting.



DRAWING ROOM:

21' 10" x 16' 6" (6.65m x 5.03m)

Carved stone fire surround with cast iron inset, gas fire, slate hearth with feature lights, solid wood strip floor, corniced ceiling, recessed lighting, 3 sets of double opening French doors to patio, sea views.





KITCHEN/DINING:
35' 4" x 16' 6" (10.77m x 5.03m)
Parkes Interiors bespoke hand painted kitchen, high and low level units, island unit with 1.5 bowl sink with chrome mixer taps and Quooker hot water tap, roof lantern above, 2 integrated Fisher and Paykel drawer dishwashers, space for range cooker with stainless steel extractor hood over, integrated Miele double oven, dresser unit, space for 6-8 seater table, 4 double opening French doors to front and rear patios, corniced ceiling, recessed lighting, wired for wall lighting, ceramic tiled floor, glazed door to Living Room.





LIVING ROOM:
24' 5" x 14' 8" (7.44m x 4.47m) At widest points.
 Carved stone fire surround with cast iron inset and gas fire, solid wood strip floor, corniced ceiling, recessed lighting, bespoke Fraser Nolan shutters.

REAR HALLWAY: Hardwood rear door, tiled floor.



UTILITY ROOM:
13' 0" x 7' 2" (3.96m x 2.18m)
 Solid wood hand painted high and low level units, 1.5 tub stainless steel Franke sink unit with chrome mixer tap, stone worktops, plumbed for washing machine, ducted for tumble dryer, ceramic tiled floor, corniced ceiling, recessed lighting, access to roofspace.

CLOAKROOM:
 Contemporary white suite comprising of: Low flush WC, inset wash hand basin with vanity unit below with chrome mixer tap, feature mounted mirror with lighting, heated towel rail, fully tiled walls, ceramic tiled floor, corniced ceiling, recessed lighting, Fraser Nolan fitted shutters.

GUEST SUITE:
20' 10" x 15' 9" (6.35m x 4.8m)
 2 double opening French doors, corniced ceiling, recessed lighting, wired for wall lights.

WALK IN WARDROBES:
11' 1" x 4' 8" (3.38m x 1.42m)
 Hand crafted, floor to ceiling built in wardrobes, recessed lighting.

ENSUITE SHOWER ROOM:
13' 7" x 9' 6" (4.14m x 2.9m) At widest points.
 Contemporary white suite comprising: Low flush WC, vanity sink unit, wall mounted mirror above with lighting, walk in shower with rainfall and telephone attachment, ceramic tiled floor, fully tiled walls, corniced ceiling, recessed lighting, heated towel rail, Fraser Nolan fitted shutters.



FIRST FLOOR

LANDING:

Half panelled walls, gallery landing, wall light wiring, recessed lighting, corniced ceiling, Fraser Nolan shutters, storage cupboard with hot water tap, shelving and ample storage.

BEDROOM (2):

19' 8" x 16' 7" (5.99m x 5.05m)

Corniced ceiling, recessed lighting, corniced ceiling, recessed lighting, sea views, wall light wiring, floor to ceiling built in robes, recessed lighting.

ENSUITE SHOWER ROOM:

Vanity sink unit with mirror and lights, walk in shower, concealed cistern WC, ceramic tiled floor, heated towel rail, corniced ceiling, recessed lighting, Fraser Nolan fitted shutters.



BEDROOM (3):

17' 7" x 15' 9" (5.36m x 4.8m)

Corniced ceiling, recessed lighting, wired for wall lights.

ENSUITE SHOWER ROOM:

Vanity sink unit with mirror and lights, walk in shower, concealed cistern WC, ceramic tiled floor, heated towel rail, corniced ceiling, recessed lighting, Fraser Nolan fitted shutters.

BEDROOM (4):

17' 6" x 13' 3" (5.33m x 4.04m)

Corniced ceiling, recessed lighting, sea views.

FAMILY BATHROOM:

13' 4" x 10' 7" (4.06m x 3.23m)

Concealed cistern WC, inset panelled bath with chrome telephone shower attachment, twin inset wash hand basins with vanity below, wall mounted mirror with lights and cupboards each side, walk in double shower with rainfall and telephone shower attachment, corniced ceiling, ceramic tiled floor, heated towel rail, corniced ceiling, Fraser Nolan shutters.





OUTSIDE

DOUBLE GARAGE:
28' 0" x 20' 0" (8.53m x 6.1m)
Twin up and over electric door, power and light, storage above.

SHED:
22' 9" x 12' 10" (6.93m x 3.91m) Average.
Beam vacuum system, gas fired boiler, power and light.

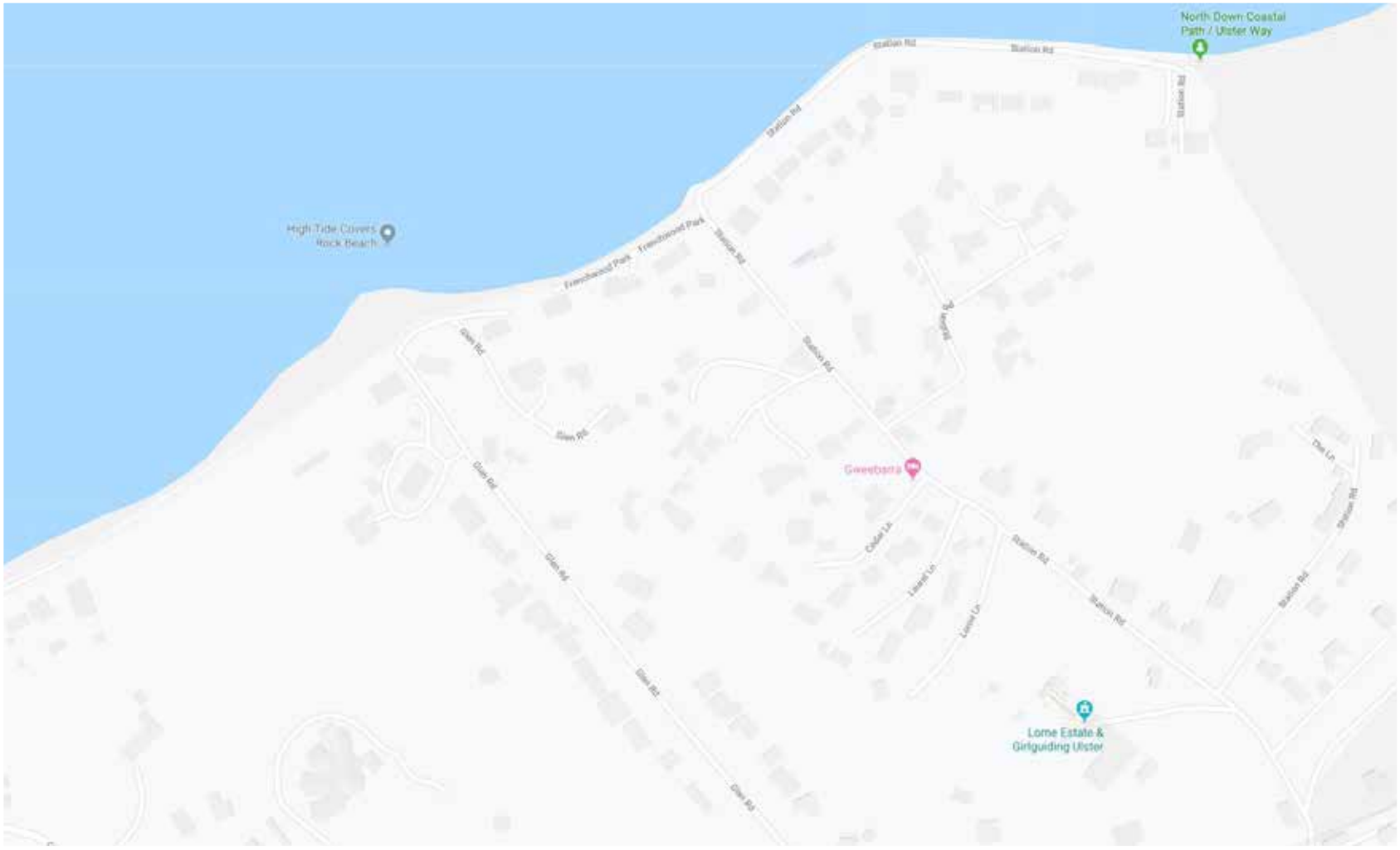


Ground Floor



First Floor

Location



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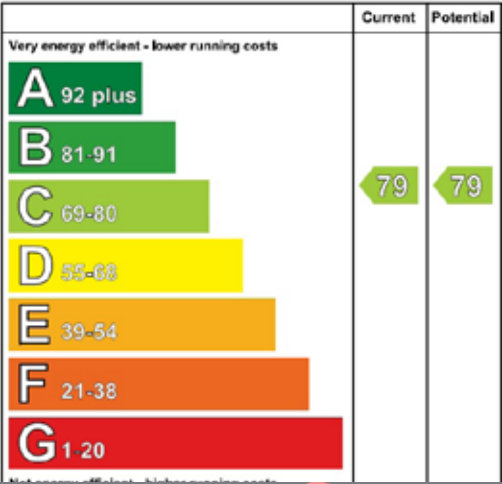
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