

6 Hampton Court,
Holywood, BT18 0HU



Asking Price £320,000

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KEY FEATURES

- Highly regarded residential location
- Detached family home within walking distance of Hollywood town centre
- End of cul-de-sac situation
- Drawing room
- Dining room
- Sitting room
- Kitchen/dining room
- Downstairs shower room
- Garage with utility facilities
- Four bedrooms
- Recently updated family bathroom
- Gas fired central heating
- Double glazed windows
- Driveway parking to front
- Generous rear garden with a westerly aspect and Lough views

SUMMARY

We are delighted to present this detached family home in the quiet and sought after location of Hampton Court which is tucked away off Ardmore Road. The house is situated at the end of the cul-de-sac in a corner plot with a westerly aspect and lovely views across Belfast Lough to the rear.

The accommodation is laid out over two levels and offers adequate living and bedroom space for the modern family or downsizer. On the ground floor there is a good sized drawing room, dining room, sitting room leading to a kitchen and dining space with access to an integral garage and a downstairs shower room.

On the first floor there are four bedrooms and a family bathroom. To the rear there is a generous back garden with a westerly aspect which enjoys afternoon and evening sun, it is laid in lawns with patio space and views across Belfast Lough. To the front there is driveway parking, lawns and shrub beds. In addition the property benefits from gas fired central heating and double glazed windows.

The property is ideal for a young professional, couple, family, or downsizer. Early viewing is recommended.



THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood entrance door with glazed side panel.

HALLWAY:

Corniced ceiling, under stairs storage.

SHOWER ROOM:

Traditional style ivory suite comprising of inset wash hand basin, low flush WC, corner shower with Mira electric shower.

LIVING ROOM:

17' 10" x 11' 9" (5.44m x 3.58m)

Carved wood fire surround with marble inset and hearth and open fire, corniced ceiling.

DINING ROOM:

10' 3" x 9' 9" (3.12m x 2.97m)



SITTING ROOM:
10' 9" x 10' 3" (3.28m x 3.12m)

PVC sliding glazed door to rear patio, Amtico flooring, glazed door to:

KITCHEN/DINING:
17' 0" x 9' 10" (5.18m x 3m) (Average)

Solid wood kitchen with an excellent range of high and low level units with glazed display units and under unit lighting, Franke 1.5 bowl stainless steel sink unit, 4 ring electric hob with concealed extractor hood and under oven, integrated fridge, partly tiled walls, tiled floor, access to garage. Casual dining space for 4-6 people, sliding glazed door to rear patio, Amtico tiled floor.

GARAGE:
16' 6" x 13' 6" (5.03m x 4.11m) (Average)

Power and light, up and over door, gas fired boiler, door to side.



FIRST FLOOR

MASTER BEDROOM:

11' 10" x 10' 4" (3.61m x 3.15m)

BEDROOM (2):

10' 9" x 10' 3" (3.28m x 3.12m)

Wood laminate floor.

BEDROOM (3):

10' 3" x 9' 9" (3.12m x 2.97m)

Access to roof space.

BEDROOM (4):

11' 9" x 7' 2" (3.58m x 2.18m) (Max.)

Wood laminate floor.

BATHROOM:

Contemporary white suite comprising: Inset wash hand basin with oak vanity unit below, concealed cistern WC, panelled bath with chrome thermostatic shower and hand held attachment, oak storage unit with illuminated storage mirror above, partly tiled walls, Amtico tiled floor.

LANDING:

Shelved hotpress.

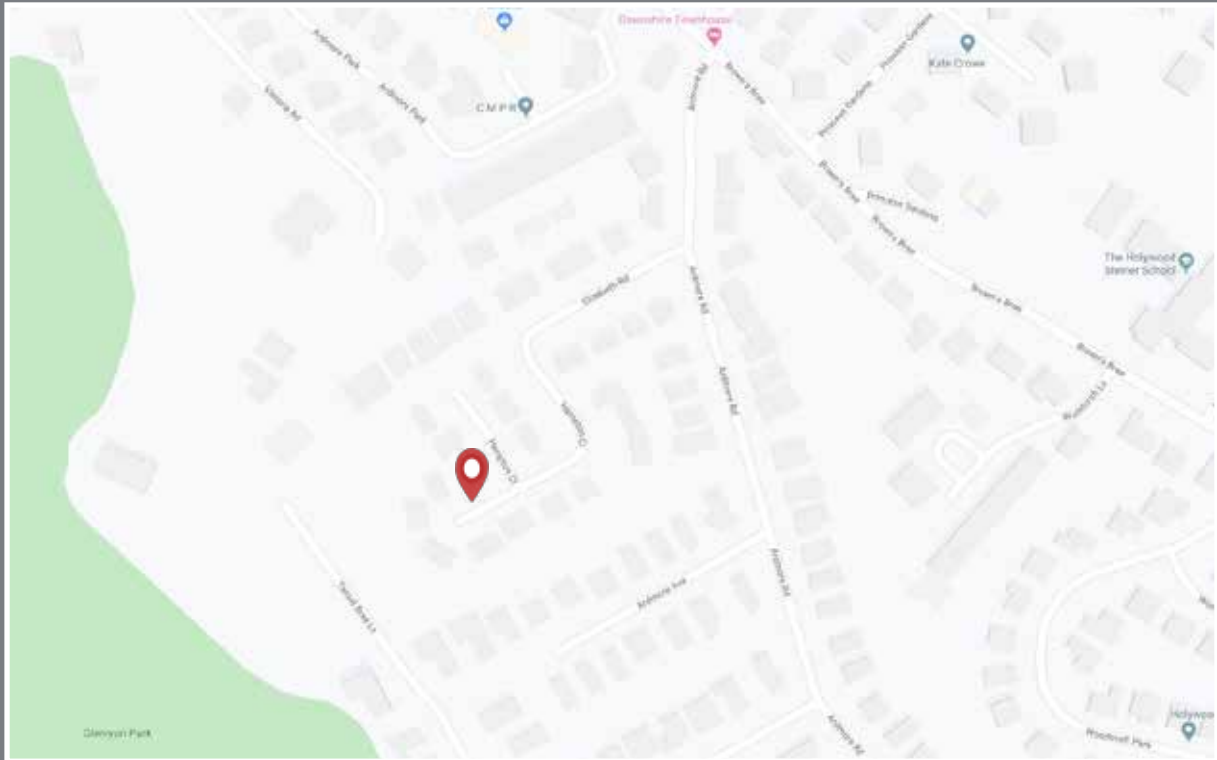




All measurements are approximate and for display purposes only



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

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/K/19/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	66	71
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9997-6447-9029-8490-2913

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