

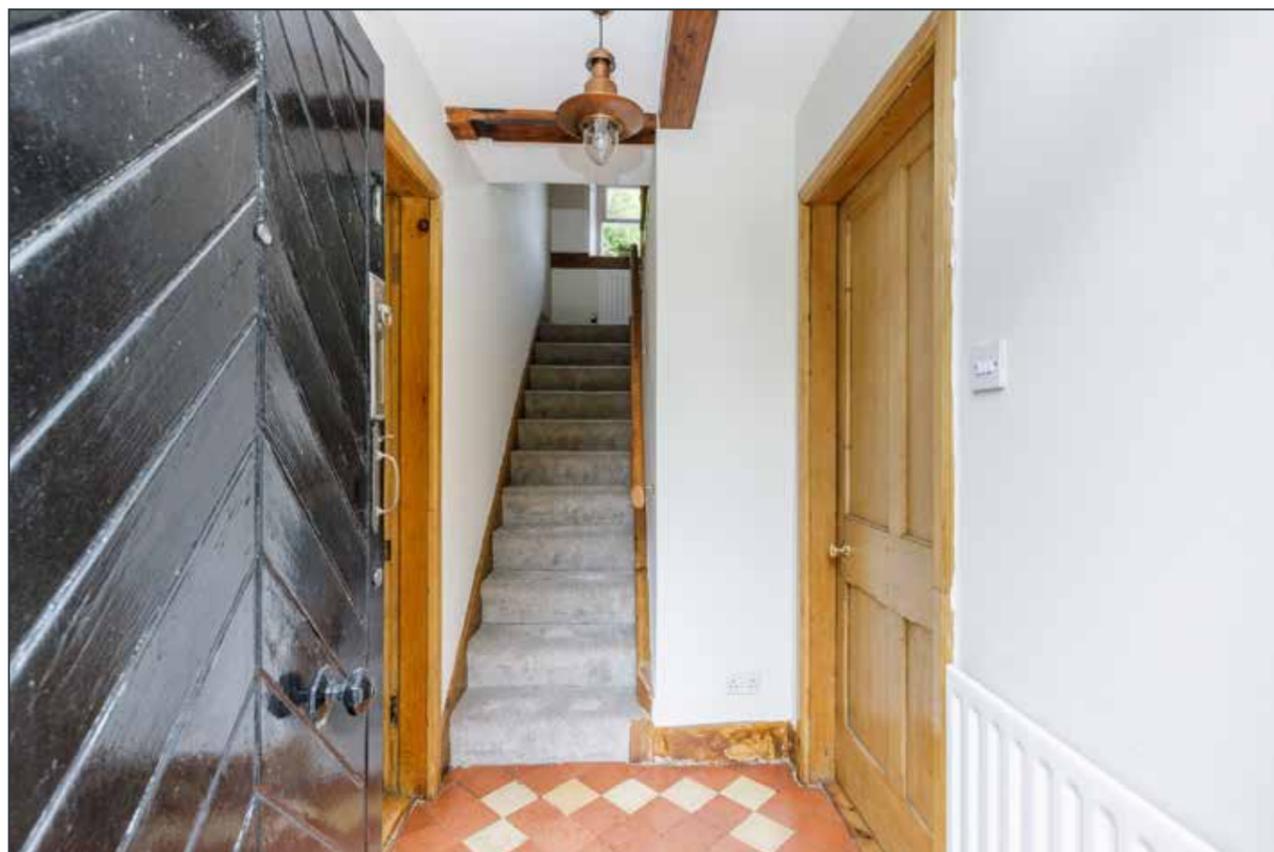
simon**BRIEN**
RESIDENTIAL

1 Lorne Cottages,
Station Road, Craigavad,
Holywood, BT18 0BS



Asking Price £285,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Unique and charming property in the well renowned location of Craigavad
- Well appointed throughout
- Well designed and proportioned accommodation over two floors
- Full of character
- Living room with gas wood burning stove
- Sitting room with open fire
- Open plan kitchen and dining space
- Fitted kitchen with range of integrated appliances
- Dining area with roof lantern
- Two bedrooms
- Downstairs shower room
- Gas fired central heating, sliding sash double glazed windows
- Rear decking area with veranda
- Communal gardens and parking space to the rear
- Outside store
- Holywood to Bangor coastal walk only minutes away
- Belfast City Airport only a 10 minute drive
- The Culloden Spa, Transport Museum, Royal Belfast Golf Club and Royal North of Ireland Yacht Club all close by

SUMMARY

This charming property is located on Station Road, Craigavad, a short stroll from the North Down coastal path and Royal Belfast Golf Club, a few minutes' drive to Holywood High Street, approximately 10 minutes to Belfast City Airport & Bangor, and 15 minutes to Belfast City Centre. Attractive from an initial external appraisal and beautifully presented inside, the property enjoys a mature site with parking and communal gardens to the rear.

The property offers unique, compact accommodation over 2 floors that is bright and well appointed. On the ground floor there is a living room with gas fired wood burning stove, sitting room with open fire, kitchen with separate dining space and shower room. On the first floor there are two bedrooms and a store room for sheets and towels.

Ideal for the professional, downsizer or someone who would like a bolt hole in the North Down area. This is a unique opportunity to acquire such a charming property in Craigavad.



THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood panelled entrance door.

ENTRANCE HALL:

Quarry tiled floor, exposed beams, stairs to first floor.

SITTING ROOM:

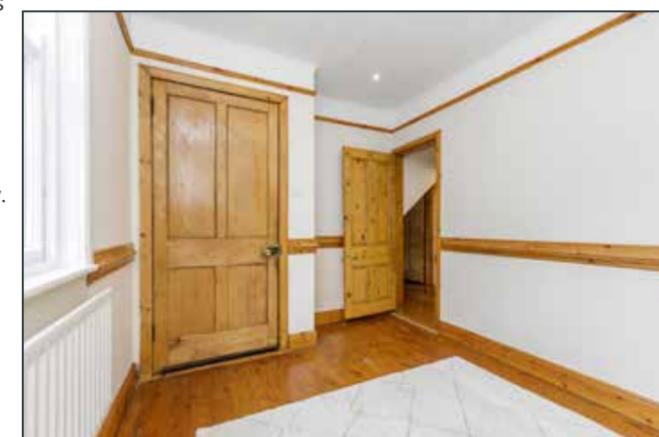
11' 10" x 8' 7" (3.61m x 2.62m) At widest points.

Cast iron fire surround with open fire, wood strip floor, tongue and groove panelled ceiling, recessed lighting, access to rear hallway.

LIVING ROOM:

14' 1" x 11' 6" (4.29m x 3.51m)

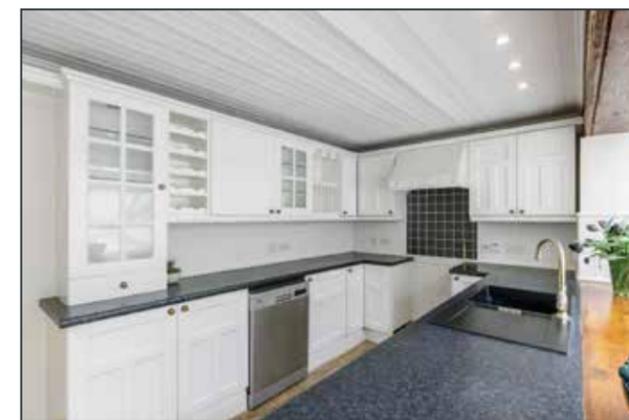
Quarry tiled floor, painted brick fire surround with beam mantle and gas stove, exposed beams, access to rear hallway.





**KITCHEN/DINING AREA:
18' 1" x 14' 0" (5.51m x 4.27m)**

Excellent range of high and low level fitted units with single drainer sink unit with mixer taps, space for fridge freezer, space for electric cooker, plumbed for washing machine, breakfast bar, tongue and groove panelled ceiling, recessed lighting, exposed beam, wood effect tiled floor. Dining area for 6-8 people, roof lantern, hardwood glazed door to rear veranda.



REAR HALLWAY:

Quarry tiled floor, cloaks space, tongue and groove panelled ceiling, recessed lighting, access to under stairs, wood strip floor.

SHOWER ROOM:

Traditional style white suite comprising of pedestal wash hand basin, low flush WC, fully tiled walk in shower with chrome overhead and handheld shower fittings, tiled floor, partly tiled walls, half panelled walls, tongue and groove panelled ceiling, recessed lighting.





FIRST FLOOR

BEDROOM (1):
13' 5" x 9' 2" (4.09m x 2.79m) At widest points.

Exposed beams, recessed lighting, feature twin dormer windows, wood strip floor.

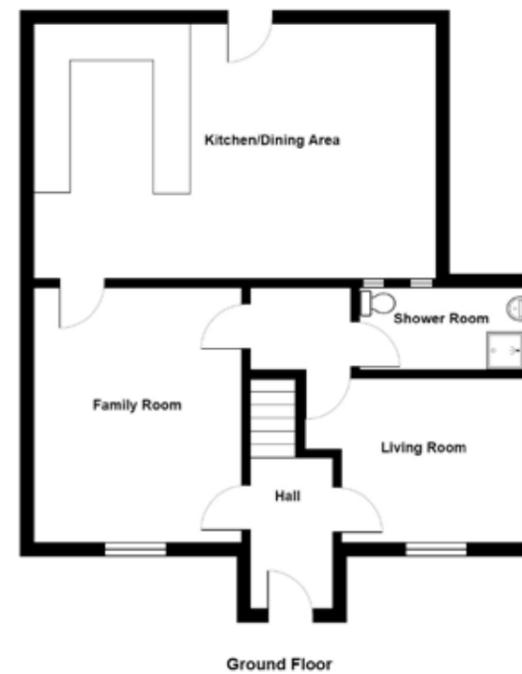
BEDROOM (2):
11' 11" x 9' 9" (3.63m x 2.97m) At widest points.

Exposed beams, wood strip floor, recessed lighting, velux window with fitted blind, Hotpress with ample shelving and gas fired boiler.

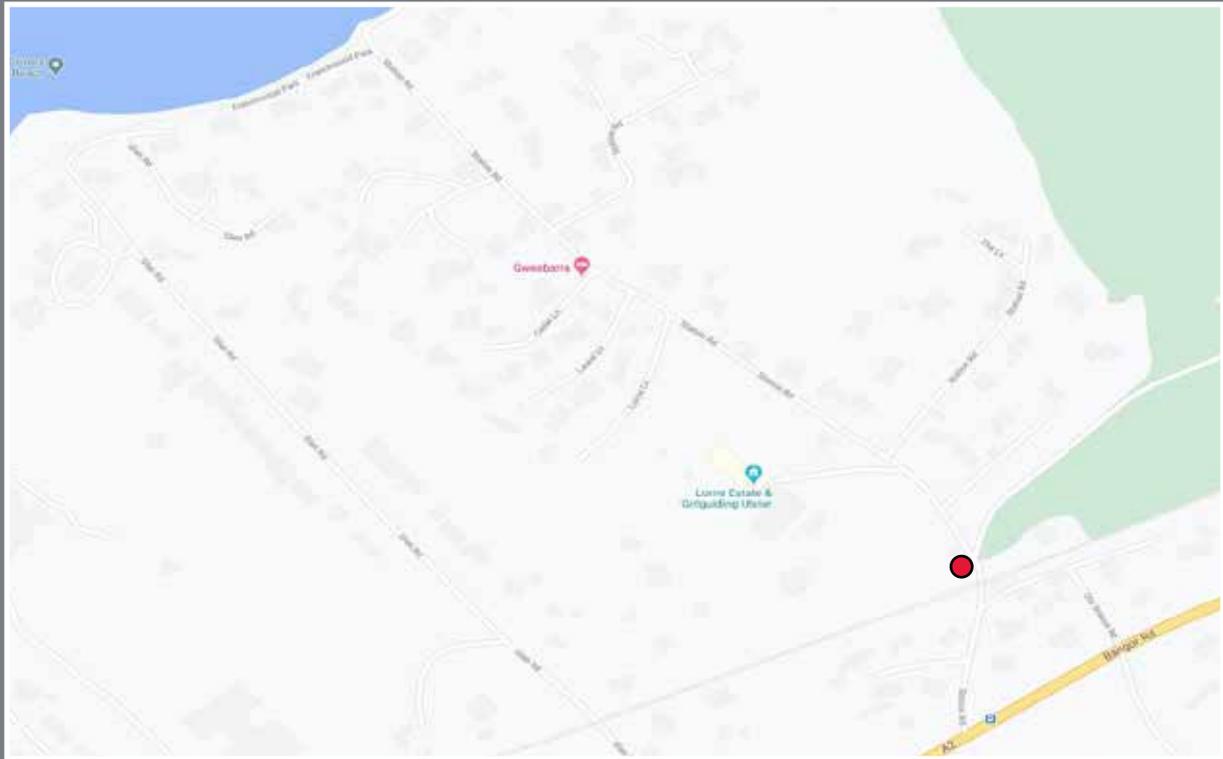


LANDING:

Feature window, exposed beams.



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



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REF: TB/J/20/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 64 D |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC REF: 9070-2915-2100-2500-4891

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