

7 Larch Hill Avenue,
Holywood, BT18 0JW



Asking Price £325,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- A unique detached home offering space on a spacious and adaptable accommodation
- Superb views across the North Down coastline and Belfast Lough
- In need of modernisation throughout
- Two principal reception rooms including drawing room with stunning views across Belfast Lough and beyond
- Fitted kitchen with dining area
- Four bedrooms, including master with ensuite shower room
- Large family bathroom with coloured suite
- Basement with additional playroom/cinema room and gym
- Integral double garage
- Spacious gardens in lawns to front, side and rear with patio area for entertaining
- Convenient to Holywood, Bangor and Belfast and within easy access to Royal Belfast Golf Club and Royal North of Ireland Yacht Club, as well as stunning coastal walks

SUMMARY

7 Larch Hill Avenue is a unique home offering space on a spacious and adaptable accommodation throughout set within a generous gardens with superb views across the North Down coastline and Belfast Lough. In need of modernisation this is excellent opportunity for the discerning buyer to purchase spacious property in a highly regarded residential area on the outskirts of Holywood.

Internally the generous accommodation consists of two spacious reception rooms including drawing room and living room, large open plan kitchen, dining area, as well as four well proportioned bedrooms, the master with ensuite shower room and basement with games/cinema room or gym, plenty of space for the large family and potential for a granny flat or teenagers annexe if required.

Outside the property has a large rear patio leading to perfect for barbecuing or entertaining and has immaculately kept lawns with feature flowerbeds. This home is in one of the more alluring areas of North Down, it is convenient to Holywood, Bangor and Belfast and is within easy access of local golf and yacht clubs and stunning coastal walks.

An inspection is highly recommended to appreciate this superb opportunity.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

9' 9" x 4' 0" (2.97m x 1.22m)

Views across Belfast Lough, aluminium framed double glazed front door with glazed side panels, laminate wood effect flooring.

ENTRANCE HALL:

30' 10" x 7' 5" (9.4m x 2.26m) At widest points.

Glazed hardwood front door and glazed side panels, laminate wood effect flooring, stairs with double doors to:

DRAWING ROOM:

27' 4" x 18' 10" (8.33m x 5.74m)

Feature window with panoramic views over Belfast Lough toward the Irish Sea, gas fire with stone surround and wood mantle, built in shelving, tongue and groove panelled ceiling, wired for wall lights, door opening onto front stoned terrace.



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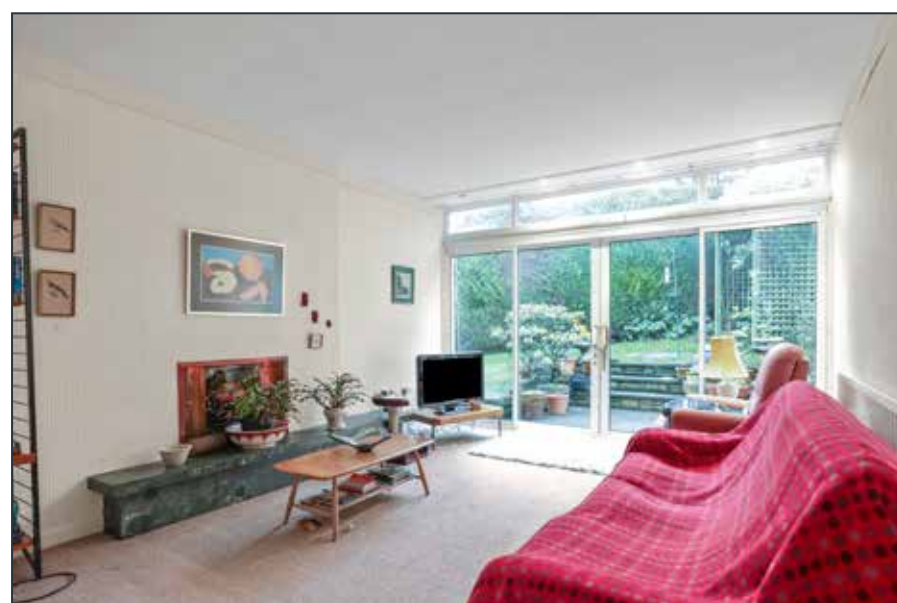
BEDROOM (4)/STUDY:
10' 2" x 8' 5" (3.1m x 2.57m)

Views across Belfast Lough and the North Antrim Coastline.



LIVING ROOM:
15' 10" x 11' 8" (4.83m x 3.56m)

Gas fire with raised marble hearth, recessed lighting, sliding patio doors opening onto rear patio and garden.



KITCHEN/DINING AREA:
16' 11" x 15' 6" (5.16m x 4.72m)

Excellent range of solid oak high and low level units, 1.5 drainer sink unit with mixer taps, plumbed for dishwasher, recess for under cupboard fridge, Belling electric oven and 4 ring ceramic hob, integrated Bosch double oven, glazed display cupboard, built in shelving, extractor hood, recessed lighting, tongue and groove panelled ceiling, island unit with additional storage, dining space for 6-8 people, recess for fridge freezer.





BEDROOM (1):
16' 5" x 9' 11" (5m x 3.02m)

Views across Belfast Lough, built in robe with sliding doors, hanging rail and shelving.

ENSUITE SHOWER ROOM:
9' 9" x 4' 6" (2.97m x 1.37m)

Walk in wet room shower cubicle with thermostatic shower unit, low flush WC, pedestal wash hand basin, extractor fan.



BEDROOM (2):
13' 0" x 12' 11" (3.96m x 3.94m)

Excellent range of sliding robes with hanging rails and shelving, vanity sink unit with mixer taps, built in storage, wiring for wall lighting, recessed lighting.



BEDROOM (3):
11' 4" x 9' 11" (3.45m x 3.02m)

Sliding robes with hanging rails and shelving, views over Belfast Lough.

BATHROOM:
15' 3" x 7' 10" (4.65m x 2.39m)

Coloured suite with feature sunken circular bath with mixer taps, vanity sink unit with built in storage, mixer taps, low flush WC, bidet, chrome heated towel rail, marble flooring, hotpress with lagged copper cylinder and built in shelving, partially tiled walls.



Stairs to:

LOWER GROUND FLOOR

UTILITY ROOM:
14' 9" x 6' 0" (4.5m x 1.83m) At widest points.

Plumbed for washing machine, recess for tumble dryer, Belfast sink unit, partially tiled walls, oil fired boiler.

CLOAKROOM/WC:
5' 9" x 5' 4" (1.75m x 1.63m)

Low flush WC, pedestal wash hand basin, wet room shower cubicle with thermostatic shower unit, fully tiled walls, ceramic tiled floor.

STORAGE ROOM:
10' 0" x 8' 5" (3.05m x 2.57m)

Built in shelving, steps leading to:

GAMES ROOM:

23' 7" x 13' 5" (7.19m x 4.09m)

Light and power.

FURTHER STORAGE ROOM:

13' 9" x 8' 2" (4.19m x 2.49m)

GARAGE 1:

19' 3" x 9' 11" (5.87m x 3.02m)

Electric up and over door, light and power, twin storage cupboards, built in shelving.

GARAGE 2:

18' 10" x 9' 11" (5.74m x 3.02m)

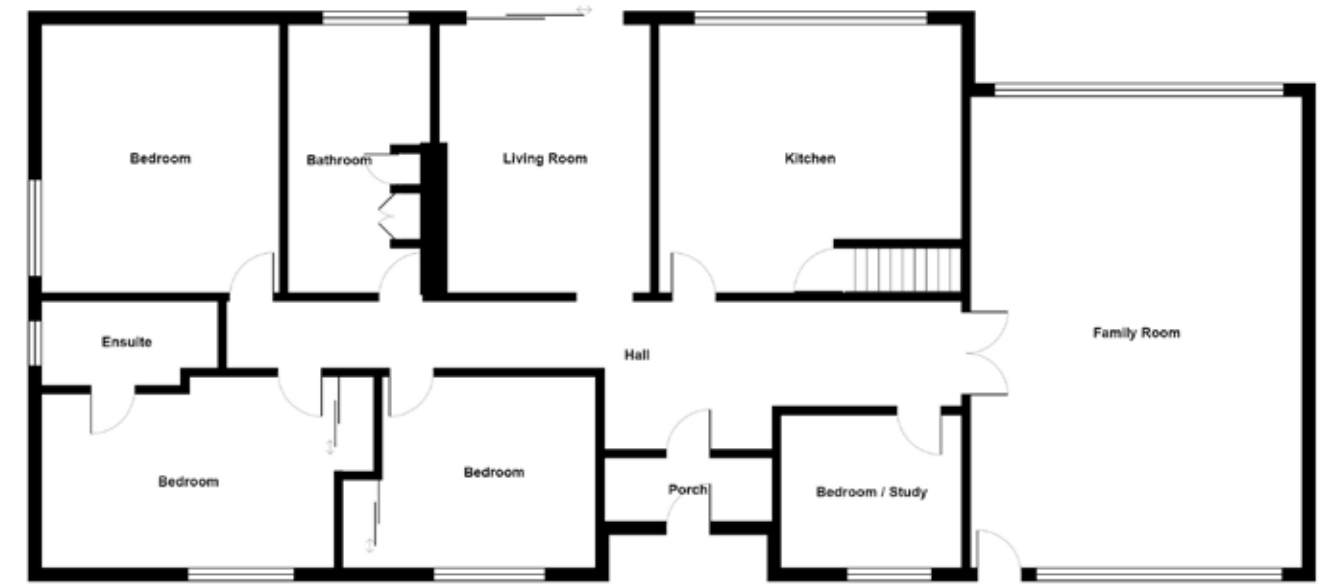
Electric up and over door.

OUTSIDE

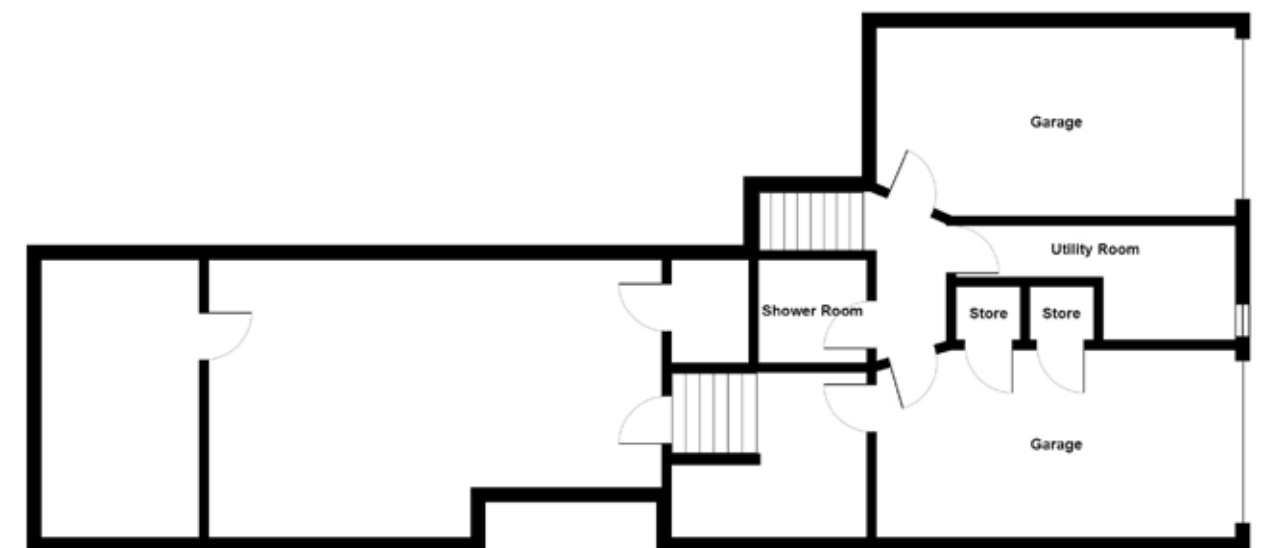
Extensive gardens in lawns with hedge and fence boundary to front, side and rear. Pillared entrance leading to tarmac driveway with parking for multiple cars leading to double garage.

Patio area to rear, excellent for entertaining, leading to further gardens in lawns with flowerbeds, trees and shrubs. uPVC oil tank, storage shed.





All measurements are approximate and for display purposes only



Basement

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.



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REF: DB/K/20/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	32 F	

EPC REF: 9708-0918-3209-7610-5200

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