

simon**BRIEN**
RESIDENTIAL

12 Larch Hill,
Craigavad, Holywood, BT18 0JN



Asking Price £375,000

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KEY FEATURES

- Detached bungalow set on elevated site with views across Belfast Lough
- Large entrance hall
- Three receptions rooms including drawing room, living room and dining room
- Fitted kitchen with casual dining
- Three bedrooms, master bedroom with ensuite shower room
- Main shower room
- Utility room
- Large roofspace with potential for conversion
- Garage and outside stores
- Manicured gardens laid in lawns with sweeping tarmac driveway to the front
- Electric gates
- Gas fired central heating
- Convenient to main arterial commuting route as well as schools, shops and golf and yacht clubs



SUMMARY

Occupying a generous elevated site, which boasts excellent views over Belfast Lough and the Antrim coastline. This detached bungalow should appeal to a variety of purchasers.

The property has been well maintained and offers good accommodation over the one level. You are greeted by a large reception hall which leads to the main drawing room with a large picture window which enjoys views to Belfast Lough; from here are double doors opening to the dining room and living room which has doors out to a patio. There is a fitted kitchen with space for casual dining and a utility room. The property has three good sized bedrooms, master bedroom with an ensuite shower room, and a main shower room. There is access to a large roofspace from the rear hallway which has potential to be converted to further bedrooms.

The property sits on a generous site and is approached via electric gates and has a tarmac driveway which sweeps up to the front of the house offering ample parking space. The property is surrounded by a mature hedge boundary, laid in manicured lawns with shrub beds. There is an entertaining patio accessed from the living room and patios to the rear. In addition the property has gas fired central heating.

Conveniently located on the main commuting route to Belfast city centre, Belfast City Airport, Bangor and Holywood it allows ease of access for the commuter. The North Down coastline is only a short stroll away where you can enjoy coastal walks from Holywood to Bangor. Public transport links such as Seahill train halt and bus stops are also within a short walk. In addition you have a wealth of amenities, recreational facilities and schools all within a short reach.





THE PROPERTY COMPRISES:

GROUND FLOOR

Steps to:

COVERED PORCH:

Outside lighting. Hardwood glazed entrance door with glazed side panels.

ENTRANCE HALL:

12' 4" x 10' 10" (3.76m x 3.3m)

Hardwood strip floor, corniced ceiling, wall light wiring. Cloakroom.

REAR HALLWAY/UTILITY:

Fitted with space for fridge freezer, plumbed for washing machine, gas fired boiler, hardwood glazed door to rear.

DRAWING ROOM:

22' 0" x 14' 0" (6.71m x 4.27m)

Wood strip floor, corniced ceiling, wall light wiring, marble fire surround with cast iron inset, open fire and polished granite hearth, large picture window with superb Lough views.

DINING ROOM:

12' 4" x 11' 10" (3.76m x 3.61m)

Wall light wiring, corniced ceiling, glazed door to rear, open to:

LIVING ROOM:

17' 7" x 13' 6" (5.36m x 4.11m)

Vaulted ceiling with exposed beams, recessed lighting, double opening glazed doors to patios, large picture window with Lough views.



KITCHEN WITH CASUAL DINING:

14' 3" x 11' 6" (4.34m x 3.51m)

Excellent range of high and low level units, stainless steel sink unit with mixer taps, recess for range cooker with stainless steel extractor canopy, integrated dishwasher, fully tiled walls, tiled floor, recessed lighting.



INNER HALLWAY:

Access to roofspace, wood laminate floor.

BEDROOM (1):

15' 5" x 9' 10" (4.7m x 3m)

Corniced ceiling.

ENSUITE SHOWER ROOM:

Low flush WC, pedestal wash hand basin, fully tiled shower with instant heat electric shower, tiled floor, fully tiled walls.





BEDROOM (2):
14' 3" x 12' 0" (4.34m x 3.66m)
 Corniced ceiling, wired for wall lights, built in wardrobes, superb Lough views.



BEDROOM (3):
10' 9" x 10' 1" (3.28m x 3.07m)
 Corniced ceiling, built in storage cupboard, wood laminate floor.



SHOWER ROOM:
 White suite comprising of low flush WC, wash hand basin with vanity unit below, wet room shower with instant heat electric shower, shelved hotpress.

ROOFSpace:
47' 0" x 12' 7" (14.33m x 3.84m)
 Partially floored.

ATTIC ROOM:
11' 9" x 11' 6" (3.58m x 3.51m)



OUTSIDE

GARAGE:
18' 5" x 10' 6" (5.61m x 3.2m)
 Up and over door, power and light.

GARDEN STORE TO REAR:
10' 6" x 4' 2" (3.2m x 1.27m)

WORKSHOP/STORE:
10' 6" x 10' 6" (3.2m x 3.2m)
 Power and light.

Rear patio, mature shrub beds, outside lighting, water supply.

Stone pillars with automated entrance gates to front leading to tarmac driveway, well tended lawns with mature border hedging, raised patio areas with views to Belfast Lough and the County Antrim shoreline.



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/L/20/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	54 E	
21-38	F		
1-20	G		

EPC REF: 5530-3422-2009-0145-2292

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