

simon**BRIEN**
RESIDENTIAL

12C Browns Brae,
Holywood, BT18 0LH



Asking Price £550,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Excellent mews courtyard home set within gated development of six properties
- Spacious and well proportioned accommodation throughout
- Dining hall with feature vaulted ceiling
- Drawing room with open fire and patio door opening onto inner courtyard
- Open plan kitchen, dining area with patio door opening into inner courtyard
- Luxury fitted kitchen with excellent range of integrated appliances and granite worktops
- Spacious utility/pantry area with rear door access
- Four bedrooms on first floor, including master and guest suite with shower rooms
- Bathroom with contemporary white four piece suite
- Utility, pantry with range of fitted units and rear door access
- Private Inner courtyard patio area
- Detached garage
- Private, enclosed gardens in lawns with aspects across Belfast Lough
- Within minutes of Holywood with its excellent range of amenities, schools, shops and restaurants

SUMMARY

Ballymenoch House at Browns Brae in Holywood is a superb, select, gated development of only six mews courtyard homes set amidst extensive communal landscaped grounds.

Internally the property provides attractively proportioned accommodation finished to an exceptional standard throughout. From the spacious dining hall with feature vaulted ceiling, through to the large drawing room with open fire and kitchen, dining area opening onto inner courtyard, all are beautifully fitted, plus the cloakroom have high quality fittings and associated tiling, there is also an extensive use of floor tiling and oak strip flooring to appropriate areas. On the first floor there are four bedrooms, including master suite additional guest suite with ensuite shower rooms and separate bathroom. Outside the property offers the security and privacy of enclosed grounds with gardens in lawns with aspects across Belfast Lough and beyond.

These are exceptional homes set against the countryside at the edge of Holywood and are only minutes from all the amenities of the town centre, the main transport routes to and from Belfast City. To appreciate both the proportions of the accommodation and the high specification of finish we would encourage interested parties to arrange a private appointment to view the interior of this fine home.



THE PROPERTY COMPRISES:

GROUND FLOOR

DINING HALL:

21' 2" x 18' 9" (6.45m x 5.72m)

Feature vaulted ceiling, solid oak strip wood floor, storage under stairs. Recessed lighting.

CLOAKROOM:

7' 5" x 4' 11" (2.26m x 1.5m)

Low flush WC, Duravit pedestal wash hand basin with mixer taps, solid oak strip wood floor, recessed lighting.



DRAWING/DINING ROOM:
27' 0" x 16' 1" (8.23m x 4.9m)

Sliding pocket doors from Dining Hall. Open fire with carved sandstone surround, granite inset and hearth, recessed lighting, solid oak strip wood flooring, sliding patio door to inner courtyard patio area.



KITCHEN/DINING AREA;
19' 11" x 19' 1" (6.07m x 5.82m)

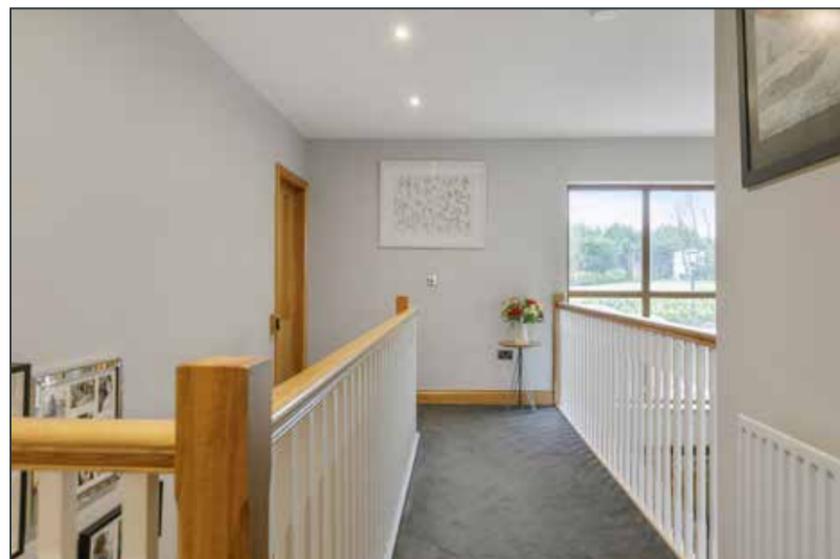
Excellent range of high and low level units, integrated 5 ring Neff hob, Neff stainless steel extractor hood with integrated lighting, integrated Neff microwave and double oven, Neff coffee machine, pull out pantry cupboard, 2 integrated Liebherr fridge freezers, Liebherr integrated wine fridge, 1.5 drainer sink unit with mixer taps and Insinkerator food waste disposal, under cupboard lighting, integrated Beko dishwasher, partially tiled walls, ceramic tiled floor, island unit with further storage and breakfast bar seating area for 2-3 people. Open to dining space for 6-8 people, recessed lighting, ceramic tiled floor, sliding patio door to inner courtyard patio area.



UTILITY ROOM:
15' 3" x 7' 4" (4.65m x 2.24m)

Excellent range of high and low level units, 1.5 drainer stainless steel sink unit with mixer taps, plumbed for washing machine, recess for tumble dryer, built in shelving, Ferolli pressurised water cylinder, Ferolli combi gas boiler, ceramic tiled floor, glazed hardwood rear door, recessed lighting, extractor fan.

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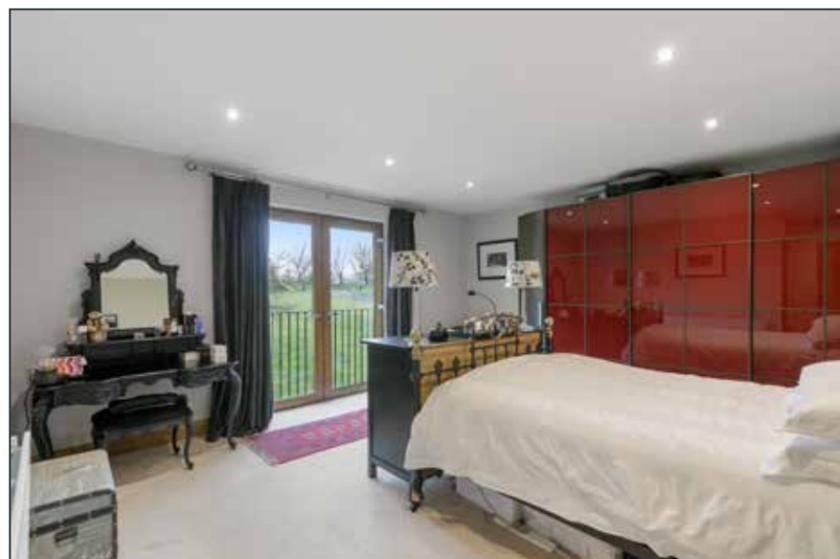


Stairs to:

FIRST FLOOR

GALLERY LANDING:

Recessed lighting, access to roofspace.



MASTER BEDROOM SUITE:
20' 1" x 14' 6" (6.12m x 4.42m) At widest points.

Glazed patio doors to Juliet balcony, recessed lighting, walk in wardrobe with range of hanging rails, built in shelving.



ENSUITE SHOWER ROOM:
7' 7" x 4' 9" (2.31m x 1.45m)

Walk in fully tiled shower cubicle with thermostatic shower unit, Duravit wash hand basin with mixer taps, Duravit low flush WC, chrome heated towel rail, fully tiled walls, ceramic tiled floor, recessed lighting, extractor fan, integrated back lit mirror.



BEDROOM (2):
16' 0" x 12' 2" (4.88m x 3.71m)

Recessed lighting.



BEDROOM (3):
12' 4" x 11' 6" (3.76m x 3.51m)

Recessed lighting.

BEDROOM (4):
8' 10" x 7' 2" (2.69m x 2.18m)



SHOWER ROOM:
7' 1" x 4' 9" (2.16m x 1.45m)

Fully tiled walk in shower cubicle with thermostatic shower unit, Duravit low flush WC, corner semi pedestal sink unit with mixer taps, fully tiled walls, ceramic tiled floor, recessed lighting with motion sensor, extractor fan, chrome heated towel rail.

BATHROOM:

9' 7" x 7' 1" (2.92m x 2.16m)

Contemporary white suite comprising: Sunken tiled panelled bath with mixer taps, walk in fully tiled shower cubicle with thermostatic shower unit, Duravit pedestal wash hand basin with mixer taps, partially tiled walls, ceramic tiled floor, chrome heated towel rail, extractor fan, recessed lighting, back lit mirror.



OUTSIDE

INNER COURTYARD PATIO AREA:

19' 3" x 15' 6" (5.87m x 4.72m)

Outdoor lighting, power sockets, hose, perfect for entertaining and enjoying sunny evenings.

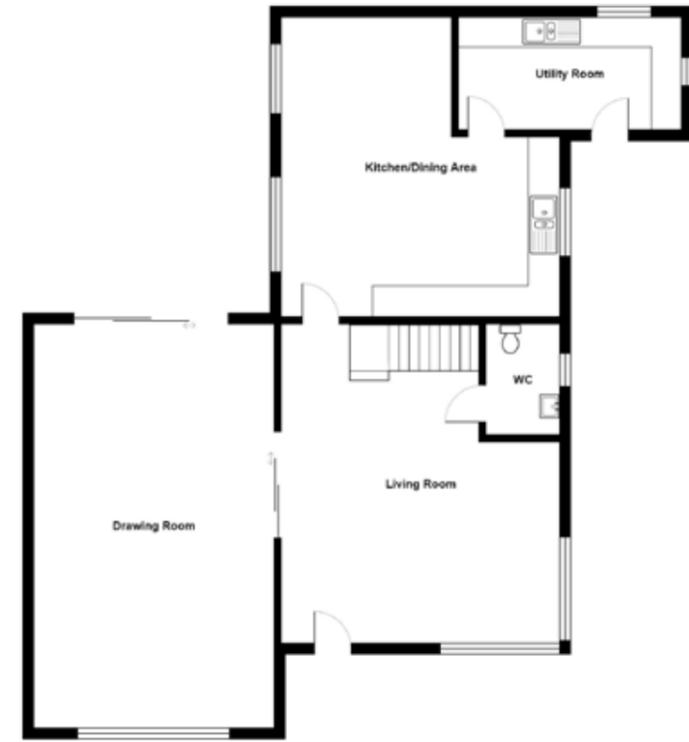


DETACHED GARAGE:

20' 9" x 11' 1" (6.32m x 3.38m)

Roller shutter door, light and power, double glazed window and uPVC glazed side door.





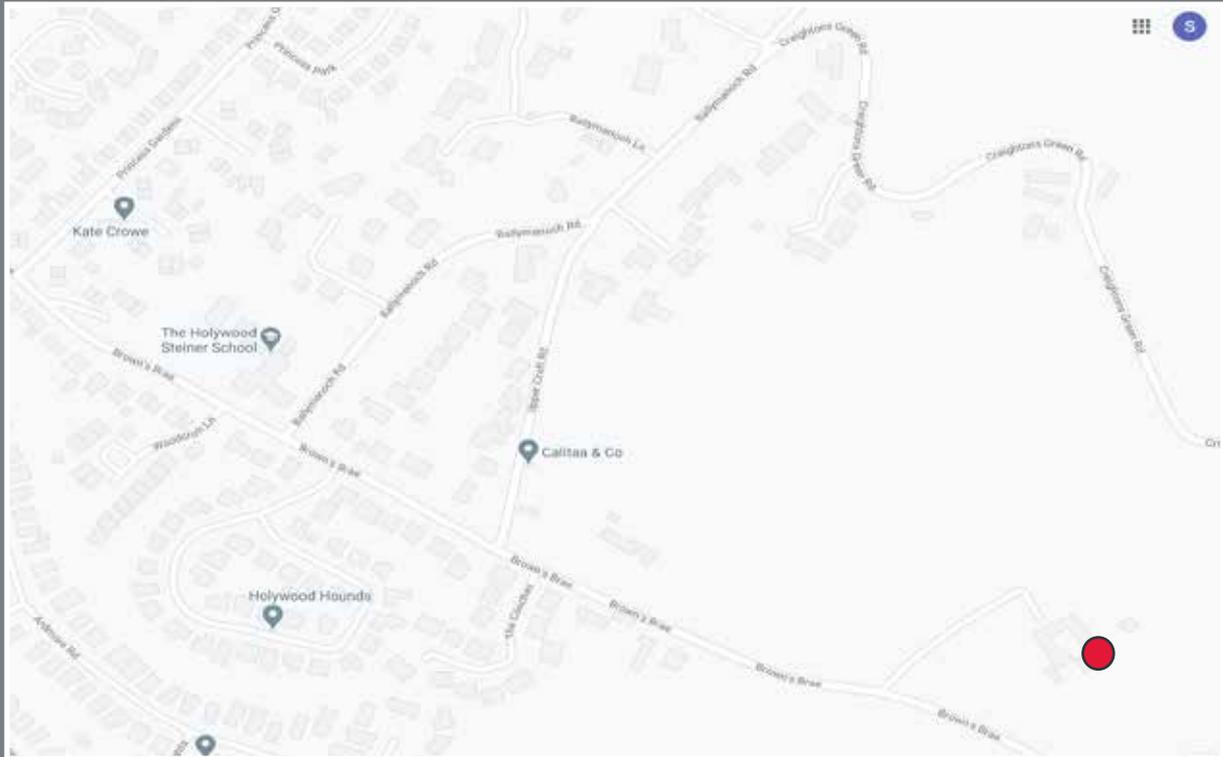
Ground Floor

All measurements are approximate and for display purposes only



First Floor

Location



Travelling from the Maypole in Hollywood, continue along the High Street in the direction of Bangor. Before joining the dual carriageway turn right onto Croft Road; Ballymenoch House is located at the top of Browns Brae up a private driveway. As you drive through the private gates, turn right up the hill and the property is round on the right hand side.

Financial Advice

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REF: DB/B/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9189-3903-0259-6497-0924

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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