

39 Princess Park,  
Holywood, BT18 0PP



Offers Over £335,000

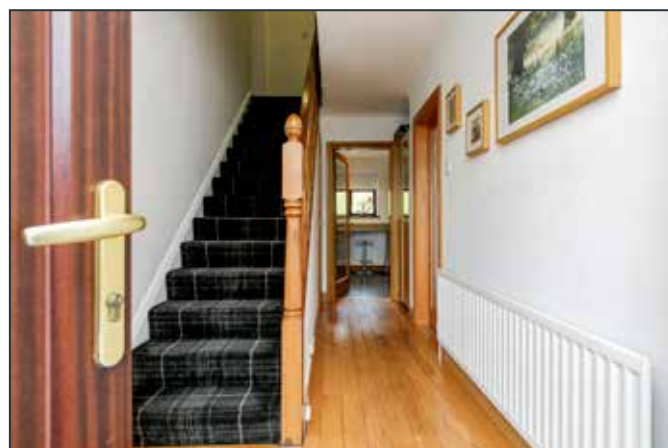
Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- Extended semi-detached property
- Quiet end of cul-de-sac location
- Well presented throughout
- Living room with bi-folding doors to kitchen area
- Open plan kitchen, living and dining space
- Four bedrooms Bedroom one with ensuite shower room
- Main bathroom on first floor
- Downstairs WC
- Garage
- Gas central heating
- Double glazed windows
- Garden to rear with patio, lawns and decking area with views across Belfast Lough
- Driveway parking
- Convenient location close to Holywood, A2, coastal paths and local amenities and schools



## SUMMARY

39 Princess Park is located at the end of a quiet cul-de-sac off Princess Gardens. This property has been extended and offers good accommodation over two levels. It has been well presented and maintained by the current owners leaving very little to do but move in and enjoy.

You are greeted by a bright entrance hall, there is a living room to the front with bi-folding doors to the rear kitchen, living and dining space. From here there are double opening doors to the rear patio and gardens. On the first floor are four bedrooms, bedroom one with ensuite shower room and a main bathroom. In addition there is a WC under the stairs off the hallway. Outside there is a garage, driveway parking to the front with ample parking and turning space, and a private patio space with lawn and a raised decking space which enjoys all the afternoon and evening sunshine as well as views across Belfast Lough.

Internal inspection is recommended to appreciate what this home has to offer.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

PVC entrance door with glazed side panel.

### ENTRANCE HALL:

Wood strip floor.

### CLOAKROOM:

Low flush WC, wash hand basin, tiled floor, remote recessed lighting.

### LIVING ROOM:

**12' 6" x 11' 3" (3.81m x 3.43m)**

Stone fire surround with cast iron inset, open fire and granite hearth, wood strip floor, bi-folding doors to Kitchen/Dining.



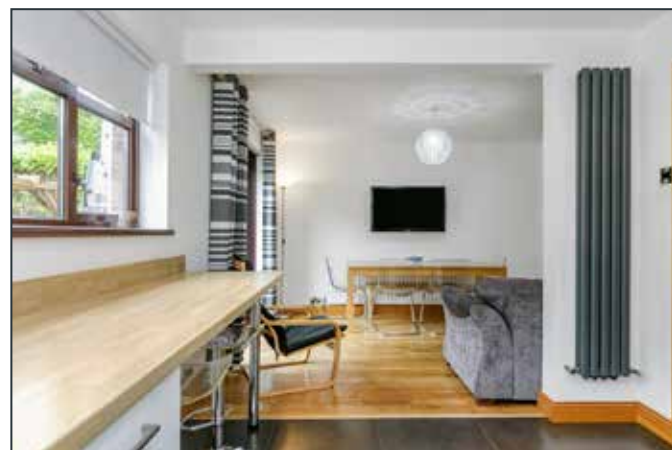


**KITCHEN:****16' 11" x 7' 5" (5.16m x 2.26m)**

Excellent range of high and low level fitted units, stainless steel sink unit with mixer tap, 5 ring gas hob with stainless steel extractor hood, integrated double oven, recess for washing machine, recess for dishwasher, space for fridge freezer, breakfast bar dining, tiled floor, recessed lighting, open to Dining/Sitting Area.

**DINING/SITTING AREA:****12' 4" x 10' 3" (3.76m x 3.12m)**

Wood strip floor, bi-folding doors to Living Room at front, double opening patio doors to rear.

**FIRST FLOOR****LANDING:**

Recessed lighting, access to floored roofspace with velux window.

**BEDROOM (1):****12' 5" x 10' 2" (3.78m x 3.1m)**

Built in sliding wardrobe, wood strip floor.

**ENSUITE SHOWER ROOM:**

Low flush WC, wash hand basin, large walk in shower with chrome thermostatic controls, tiled floor, recessed lighting, chrome heated towel rail, hotpress with gas boiler and shelving.

**BEDROOM (2):****12' 5" x 8' 7" (3.78m x 2.62m)**

Full length built in sliding wardrobes, wood strip floor.

Telephone 02890 428989  
www.simonbrien.com





**BEDROOM (3):**  
9' 3" x 7' 0" (2.82m x 2.13m)



**BEDROOM (4):**  
14' 10" x 8' 6" (4.52m x 2.59m)  
Wood strip floor.



**BATHROOM:**  
9' 7" x 8' 5" (2.92m x 2.57m)  
Low flush WC, wash hand basin, panelled bath, corner shower with Mira instant heat electric shower, tiled floor, fully tiled walls, recessed lighting, chrome heated towel rail.



## OUTSIDE

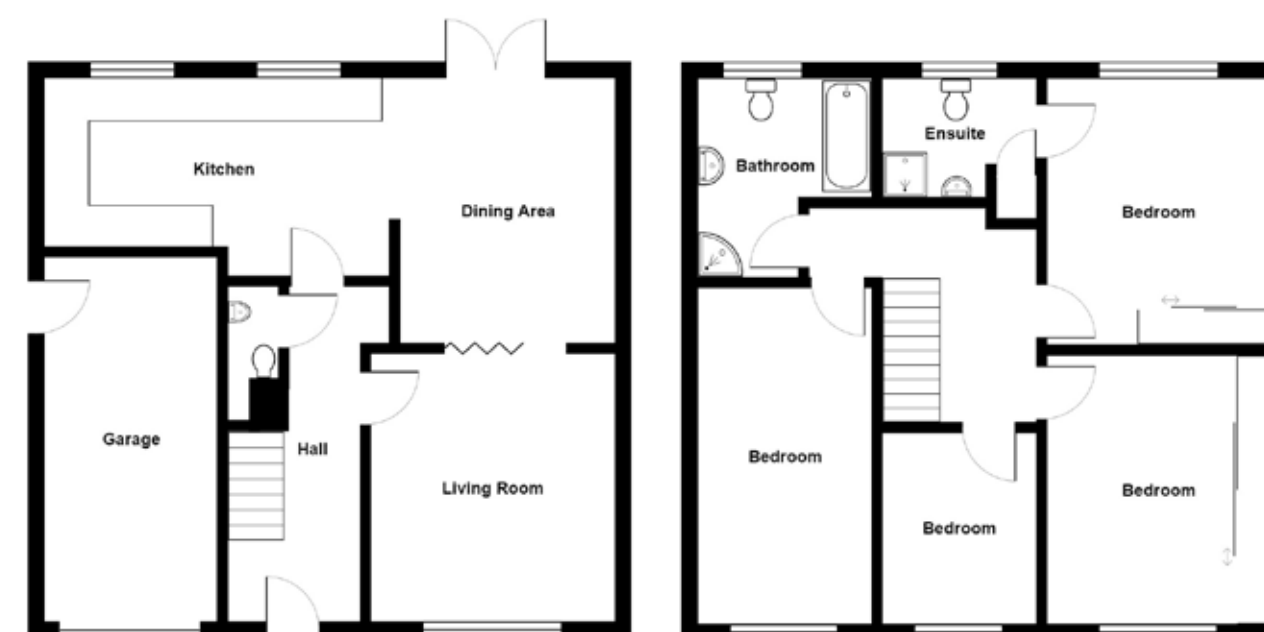
Patio space to rear with water supply and outside lighting, lawns, decking area at top of garden with sea views which gets afternoon and evening sunshine.

## GARAGE:

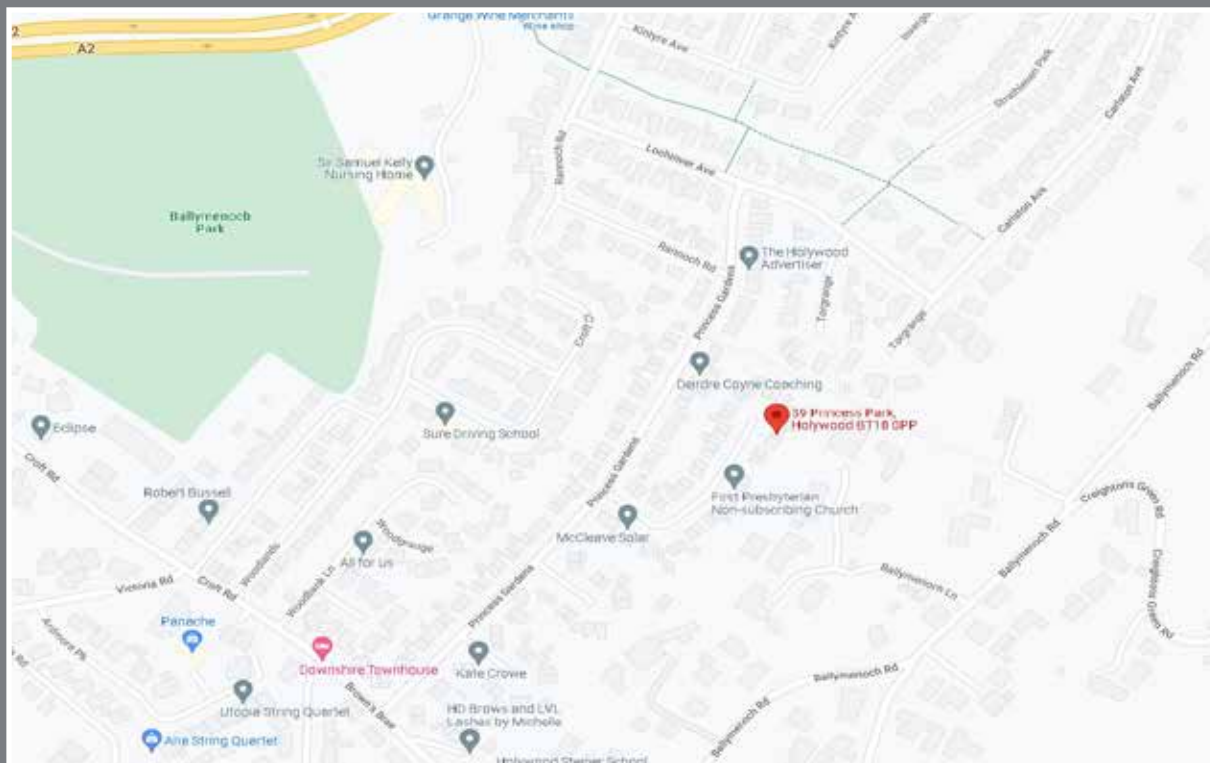
16' 8" x 8' 7" (5.08m x 2.62m)

Up and over door, light and power.

Tarmac driveway with ample parking space.



# 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](http://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/F/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67   D	71   C
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9532-0051-4286-5842-7214

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Hollywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.