

simonBRIEN
RESIDENTIAL

27A Glen Road,
Holywood, BT18 0HB



Asking Price £950,000

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KEY FEATURES

- Unique residence situated in a highly sought after location within North Down
- Constructed in the 1980s with spacious accommodation extending to 5,200 sq ft
- Contemporary design to the front with a Spanish Villa style to the rear
- Beautifully mature site with ample privacy
- Large open plan kitchen and dining space
- Living room with wood burning stove
- Garden room with outlook to the river and surrounding gardens
- Drawing room open to dining room with contemporary gas wood burning stove
- Impressive main bedroom suite with dressing room, ensuite, reading/study area and balcony overlooking gardens
- Three bedrooms on ground floor
- Main bathroom, and separate shower room
- Gym / annex with double opening doors to the rear
- Bedroom with bathroom
- Office / consulting room
- Oil central heating
- Double glazed windows
- Landscaped gardens with mature trees, shrub beds and patio spaces
- Raised decking area to side from living space
- Brick paver driveway to front of property
- Accessed via a private lane off Glen Road
- A short walk to the coastal paths which lead to Holywood and Bangor
- Close proximity to Holywood town and Belfast city centre



SUMMARY

Situated on a mature and private site, this unique property offers spacious accommodation over two levels measuring c. 5,200 sq ft. A short stroll to the North Down coastal paths, Royal Belfast Golf Club, Royal North of Ireland Yacht Club and Holywood town, and a 10 minute drive to Belfast or Bangor means this house is incredibly well located for all one's day to day needs.

You are greeted by a large double height entrance hall which brings you through to the main living accommodation. On this level you will also find the main bedroom suite which includes a large dressing room, ensuite and reading area with sliding doors to raised terrace which overlooks the rear gardens. On the lower ground floor there are a further three bedrooms on one wing with bathroom and separate shower cubicle. Then also a gym which could be used as an annex for a teenager or elderly relative which has a bedroom, office and bathroom. In addition there is a separate entrance from the front to the lower ground which holds the utility room and large garage and storage space.

Externally you are surrounded by mature trees, shrubs, lawns and bordered by a meandering river. There is a large brick pavior driveway to the front with ample parking space. The property is approached via a private laneway off Glen Road.

All in all this is a fine family home in a very popular area which is sure to appeal to an array of buyers. Internal inspection is highly recommended to appreciate the accommodation, light and space this home has to offer.

Viewing is by private appointment by our North Down Branch.



THE PROPERTY COMPRISES:

GROUND FLOOR

Panelled entrance door and glass block side panel to Entrance Hall.

ENTRANCE HALL:

Tiled floor, staircase to First Floor. Access to Utility Room and Garage, cloaks cupboard.



UTILITY ROOM:

13' 6" x 5' 9" (4.11m x 1.75m)

Fitted with excellent range of units, stainless steel sink unit with mixer tap, plumbed for washing machine, oil fired boiler, hot water tank, tiled floor, access to garage.



GARAGE:

24' 0" x 14' 5" (7.32m x 4.39m)

Up and over remote control door, power and light.

STORE:

16' 5" x 3' 8" (5m x 1.12m)

Shelved, power and light.

STORE:

19' 6" x 6' 1" (5.94m x 1.85m)

Average. Power and light.



Stairs to:

FIRST FLOOR



GALLERY LANDING:

Tiled and wood strip floor, floor to ceiling windows to front of house, glazed sliding doors to raised decking area to side, recessed light, glazed door to Kitchen/Dining.



KITCHEN/DINING:
28' 11" x 18' 9" (8.81m x 5.72m)

High gloss contemporary kitchen with an excellent range of fitted units and u-shaped island with black granite worktops, integrated larder fridge, integrated double oven, 5 ring gas hob, 1.5 bowl stainless steel sink unit with mixer tap, integrated dishwasher, island seating for 6, tiled floor, recessed lighting. Dining area with floor to ceiling windows to front of house, tiled floor, recessed lighting.



LIVING ROOM:
16' 3" x 13' 2" (4.95m x 4.01m)

Cast iron wood burning stove with slate hearth, shelving in alcoves, double opening glazed doors to garden room.



GARDEN ROOM:
15' 5" x 13' 3" (4.7m x 4.04m)

Attractive outlook to river and gardens, tiled floor.



DINING ROOM:
19' 9" x 18' 2" (6.02m x 5.54m)

Average. Double sided contemporary wood burning stove, wood strip floor, recessed lighting, arch windows, open to Drawing Room.



DRAWING ROOM:
26' 5" x 14' 7" (8.05m x 4.44m)

Wood strip floor, recessed lighting, arch windows, double sided contemporary wood burning stove, steps to Bedroom 1. Glazed doors to main entrance hall.



BEDROOM (1):
17' 9" x 17' 2" (5.41m x 5.23m)

Herringbone composite wood floor, recessed lighting, open to Study/Reading Area.



STUDY/READING AREA:
13' 0" x 10' 8" (3.96m x 3.25m)

Herringbone composite wood floor, sliding glazed doors to raised decking area with attractive outlook across the gardens, recessed lighting.



ENSUITE SHOWER ROOM:
Contemporary white suite comprising of WC, twin wash hand basins with vanity units beneath and illuminated mirror above, matching tallboy storage cupboards, large walk in shower with overhead and hand held shower fittings, heated towel rail, tiled floor, recessed lighting, velux window.



DRESSING ROOM:
16' 2" x 9' 10" (4.93m x 3m)
Fitted with an excellent range of built in wardrobes, dressing table and window seat, herringbone composite wood floor, recessed lighting.



MAIN ENTRANCE HALL:
29' 3" x 6' 8" (8.92m x 2.03m)
Double opening hardwood entrance doors, double height ceiling, black and white tiled floor, spiral staircase to lower level.





CLOAKROOM:

Low flush WC, pedestal wash hand basin, tiled floor.

LOWER LEVEL

Spiral staircase to:



ANNEX

GYM/LIVING SPACE:

31' 4" x 13' 7" (9.55m x 4.14m)

Laminate wood strip floor, double opening glazed doors to rear patio and gardens.

BEDROOM (5):

11' 5" x 10' 8" (3.48m x 3.25m)

Laminate wood strip floor.

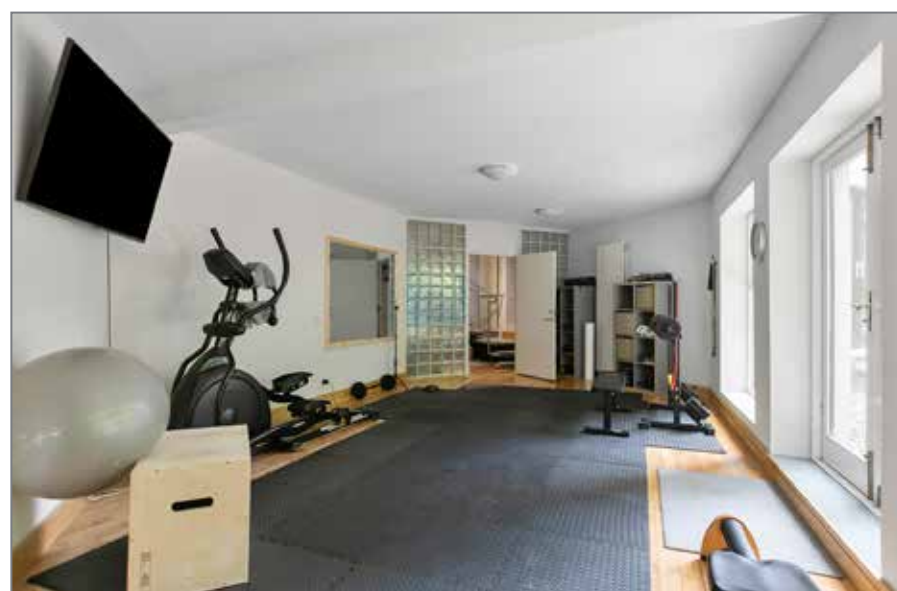
ENSUITE:

Suite comprising of low flush WC, wash hand basin, shower cubicle.

OFFICE/CONSULTING ROOM:

15' 10" x 7' 5" (4.83m x 2.26m)

Glazed PVC door to side, wood laminate floor, wall light wiring.



BEDROOM (2):

13' 4" x 13' 2" (4.06m x 4.01m)

Double opening patio doors to gardens.





BEDROOM (3):
15' 5" x 13' 0" (4.7m x 3.96m)
 Double opening patio doors to gardens.



BEDROOM (4):
14' 10" x 11' 7" (4.52m x 3.53m)
 Wood strip floor.

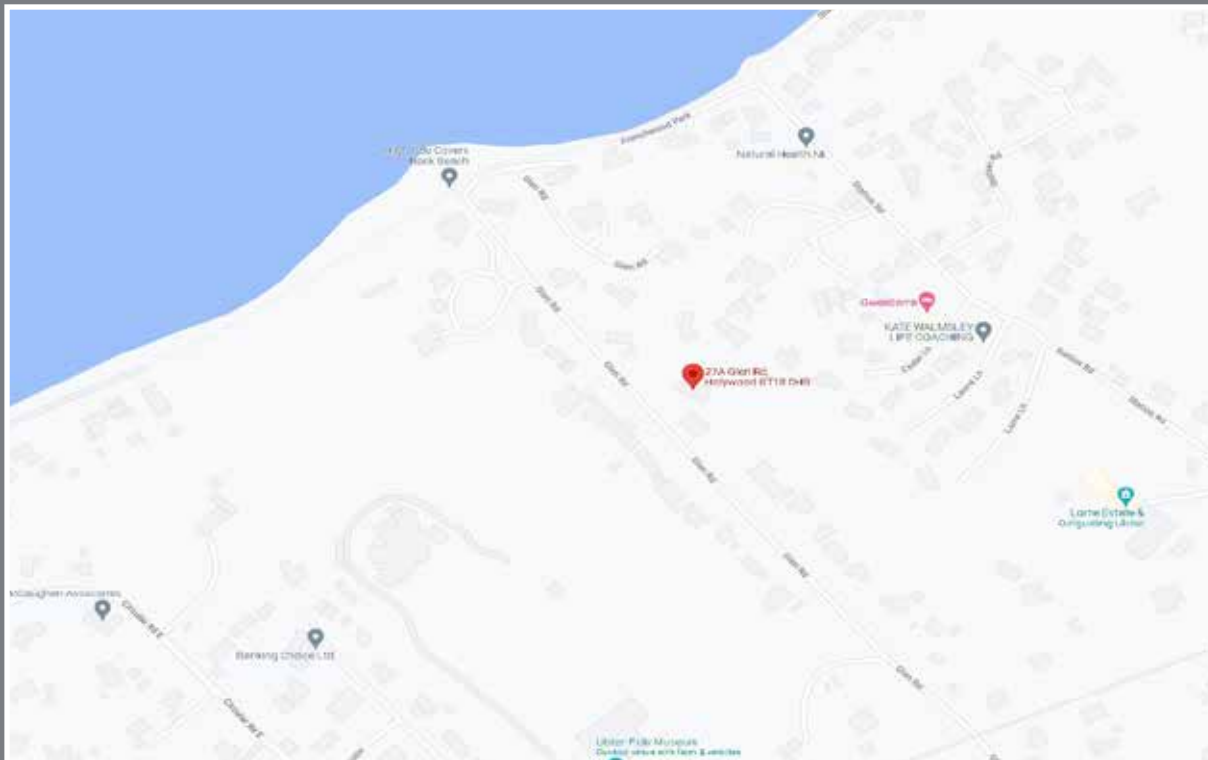


SHOWER ROOM:
 Shower cubicle, tiled floor.

BATHROOM:
 White suite comprising of low flush WC, pedestal wash hand basin, free standing roll top claw ball foot bath.



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/F/22/AN



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

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