

simon**BRIEN**
RESIDENTIAL

18 Demesne Gate,
Holywood, BT18 9FR



Asking Price £210,000

Telephone 02890 428989
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KEY FEATURES

- Excellent ground floor apartment in highly popular development
- Spacious accommodation throughout
- Large living, dining room
- Luxury fitted kitchen with range of Neff appliances
- Two double bedrooms including master with ensuite shower room
- Bathroom with contemporary white suite
- Gas fired central heating
- Cloaks / Storage cupboard
- One allocated parking space
- Communal gardens to rear

SUMMARY

Rarely does a development such as Demesne Gate happen in such a desirable location. Originally built by Vaughan Homes, who paid particular attention to the architecture and the development has been painstakingly planned to fit in with its surroundings and offers all the attraction of period style exteriors and elevations, with the modern standard of building associated with exclusive developments of this sort. The interior of this ground floor apartment has been finished to the same exacting standards and is ready to move into.

A five minute stroll down Hollywood's tree lined avenues, takes you to the centre of this bustling town with its unique "village" feel. Hollywood offers some of the best restaurants and pubs in the North Down area. Being a coastal town, Hollywood offers great shore walks and sailing at two local yacht clubs. There is also a range of sporting facilities nearby including two golf clubs, a rugby club and several leisure facilities close at hand.

With the train station and bus stops within five minutes walk, schools, colleges and universities and Belfast City Centre are easily accessible. Road links to the City centre are excellent, with the City Airport less than five minutes drive and major shopping centres immediately at hand.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:
22' 6" x 6' 9" (6.86m x 2.06m) At widest points.

STORAGE CUPBOARD:
4' 10" x 4' 8" (1.47m x 1.42m)

Glow Worm combi gas boiler.

LIVING/DINING ROOM:
16' 5" x 15' 6" (5m x 4.72m) At widest points.

Recessed lighting, space for dining table.



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**KITCHEN WITH DINING AREA:
12' 1" x 7' 10" (3.68m x 2.39m)**

Excellent range of shaker style high and low level units, 1.5 drainer stainless steel sink unit with mixer taps, integrated Neff dishwasher, 4 ring Neff gas hob, integrated Neff electric oven, stainless steel extractor hood with built in lighting, integrated fridge freezer, partially tiled walls, glazed display cupboard, plumbed for washing machine, under cupboard lighting, ceramic tiled floor, partially tiled walls, casual dining space.



**BEDROOM (1):
12' 3" x 9' 11" (3.73m x 3.02m)**

Recessed lighting.



**ENSUITE SHOWER ROOM:
6' 7" x 6' 5" (2.01m x 1.96m)**

Walk in fully tiled shower cubicle with thermostatic shower unit, semi pedestal sink unit with tiled splash back, low flush WC, recessed lighting, extractor fan, ceramic tiled floor.



**BEDROOM (2):
10' 4" x 9' 5" (3.15m x 2.87m)**

Recessed lighting.

BATHROOM:
8' 10" x 5' 9" (2.69m x 1.75m)

Contemporary white suite comprising: panelled bath with mixer taps, telephone hand shower, tiled splashback, semi pedestal sink unit with tiled splashback and mixer taps, low flush WC, ceramic tiled floor, recessed lighting, extractor fan.



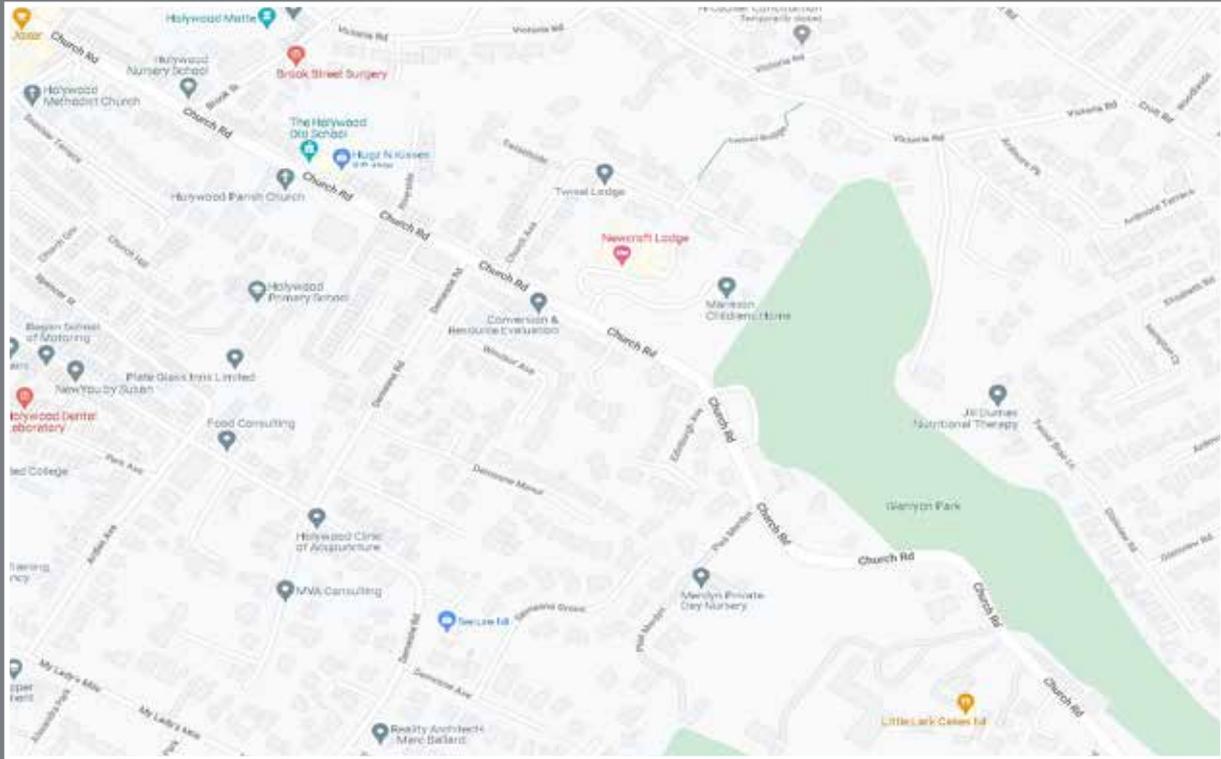
OUTSIDE

Communal gardens to rear, 1 allocated car parking space to front.



All measurements are approximate and for display purposes only

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: RM/A/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 6602-9929-1789-1874-1292

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