

simon**BRIEN**  
RESIDENTIAL

56 Glen Road,  
Holywood, BT18 0HB



Offers Over £695,000

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#### KEY FEATURES

- Detached property situated in a quiet setting
- Private and mature site
- Drawing room with gas fire
- Dining room
- Conservatory with outlook over gardens
- Kitchen with living and casual dining
- Four bedrooms
- Principal bedroom open to a dressing area (originally bedroom 4 and could be converted back easily) and en suite
- Family bathroom
- Cloakroom
- Utility room
- Large floored first floor space which could be converted to further accommodation (subject to planning)
- Double garage
- Oil central heating
- Double glazed windows
- Close to the North Down coastal paths, Holywood and George Best City Airport

#### SUMMARY

56 Glen Road is a detached property situated at the end of Glen Road in a quiet and secluded setting. It is a 2 minute walk to the beach and popular North Down coastal paths.

The accommodation comprises of an entrance hall, living room, conservatory, dining room, kitchen with living and casual dining with utility room, three bedrooms, the main bedroom benefitting from a dressing room (which can be converted back to bedroom 4) and en suite shower room, a family bathroom and guest cloakroom. There is a double garage with boiler room, and a large floored first floor space accessed via a staircase from the entrance hall, this could be converted to provide further accommodation (subject to planning). The heating is oil and windows are double glazed.

Outside there are mature gardens surrounding the property, with a private and sheltered patio space accessed from the kitchen/living/dining space and principal bedroom. There is a sweeping tarmac driveway with ample parking and turning space.

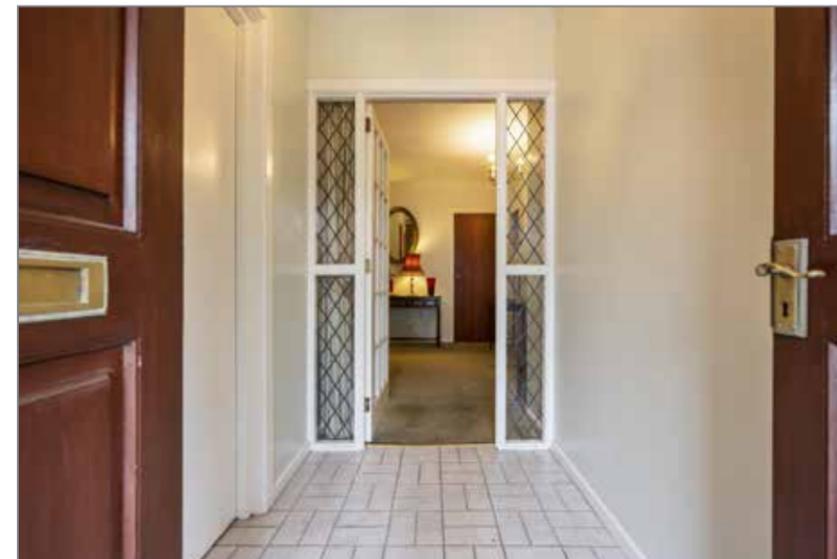


#### THE PROPERTY COMPRISES:

#### GROUND FLOOR

#### COVERED ENTRANCE PORCH:

Double opening hardwood entrance doors to Entrance Porch.



#### ENTRANCE PORCH:

**6' 3" x 4' 5" (1.91m x 1.35m)**

Tiled floor, access to Garage, inner glazed door to Hallway.

#### INTEGRAL DOUBLE GARAGE:

**18' 1" x 15' 9" (5.51m x 4.8m)**

Twin opening up and over door, power and light, access to boiler room.

#### BOILER ROOM:

**8' 8" x 4' 0" (2.64m x 1.22m)**

Oil fired boiler.



#### ENTRANCE HALL:

Storage cupboards. Door to staircase to First Floor.

#### CLOAKROOM:

Low flush WC, wash hand basin with vanity unit below, coat hanging space.



**DINING ROOM:**  
12' 7" x 10' 6" (3.84m x 3.2m)  
Double opening doors to Drawing Room.

**DRAWING ROOM:**  
17' 8" x 15' 11" (5.38m x 4.85m)  
Hardwood fire surround with gas inset, marble hearth, wall light wiring, double opening glazed doors to conservatory.



**CONSERVATORY:**  
12' 8" x 12' 3" (3.86m x 3.73m)  
Attractive outlook to surrounding mature gardens and glen.



**KITCHEN/LIVING/DINING:**  
25' 4" x 11' 9" (7.72m x 3.58m)  
High and low level fitted units, stainless steel single drainer sink unit with mixer taps, 4 ring ceramic hob, integrated double oven, plumbed for washing machine, recess for tumble dryer, living area with fire surround and sliding doors to private patio.





**UTILITY ROOM:**  
**9' 9" x 7' 10" (2.97m x 2.39m)**

High and low level fitted units, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, glazed PVC door to rear patio.



**ENSUITE SHOWER ROOM:**

Low flush WC, wash hand basin with large vanity unit below tiled shower, chrome heated towel radiator, fully tiled walls.



**BEDROOM (1):**  
**13' 6" x 12' 11" (4.11m x 3.94m)**

Glazed sliding door to rear patio, open to Dressing Room.



**BEDROOM (2):**  
**11' 0" x 8' 11" (3.35m x 2.72m)**

Built in wardrobe.



**DRESSING ROOM/BEDROOM (4):**  
**12' 2" x 9' 8" (3.71m x 2.95m)**

Built in wardrobe, could easily be reinstated as Bedroom 4.



**BEDROOM (3):**  
**11' 0" x 10' 8" (3.35m x 3.25m)**



**BATHROOM:**  
**10' 11" x 6' 5" (3.33m x 1.96m)**

Suite comprising of low flush WC, wash hand basin with large vanity unit below, panelled bath with mixer taps and hand held shower fitment, partly tiled walls, wall light wiring.

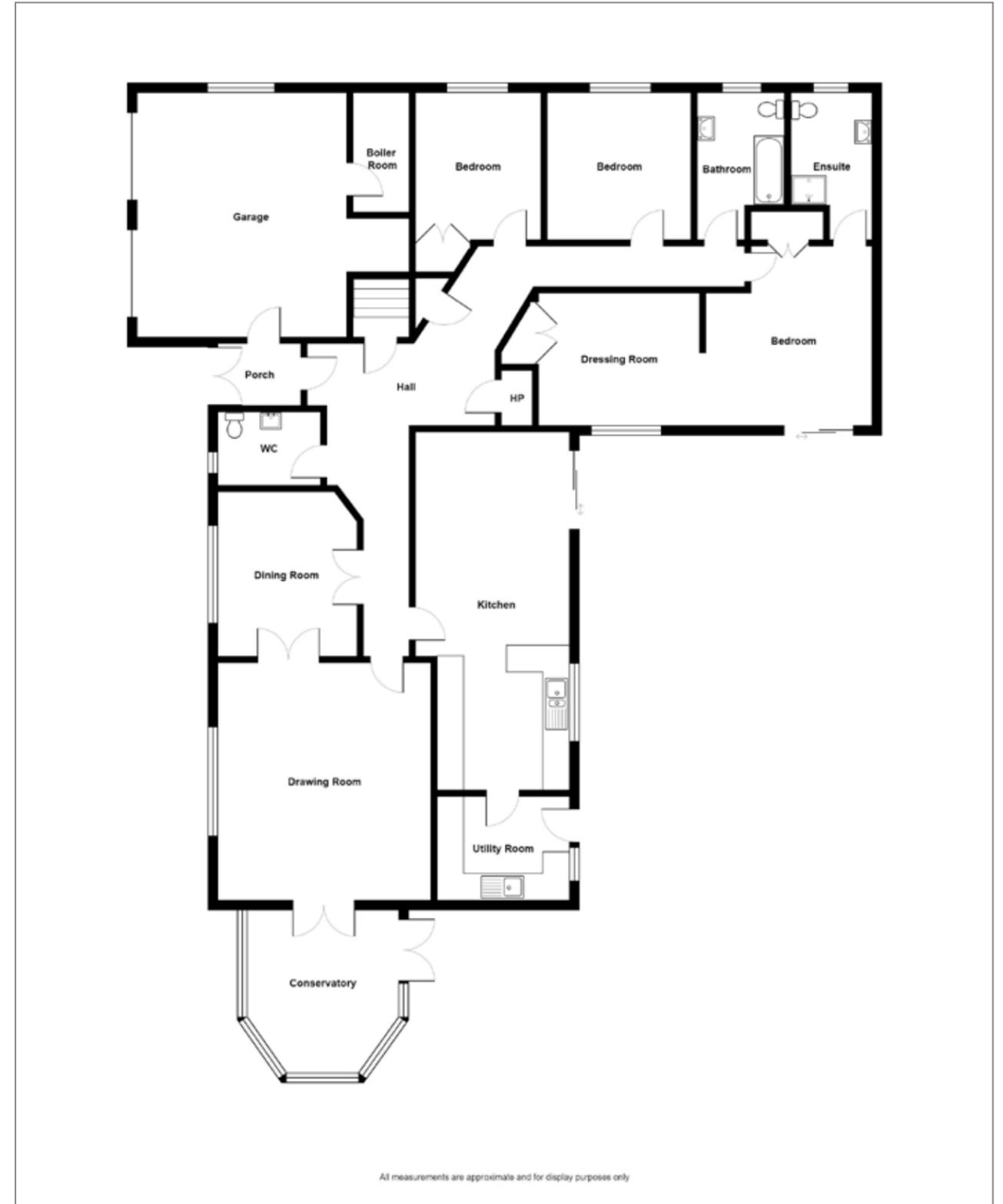


**FIRST FLOOR**

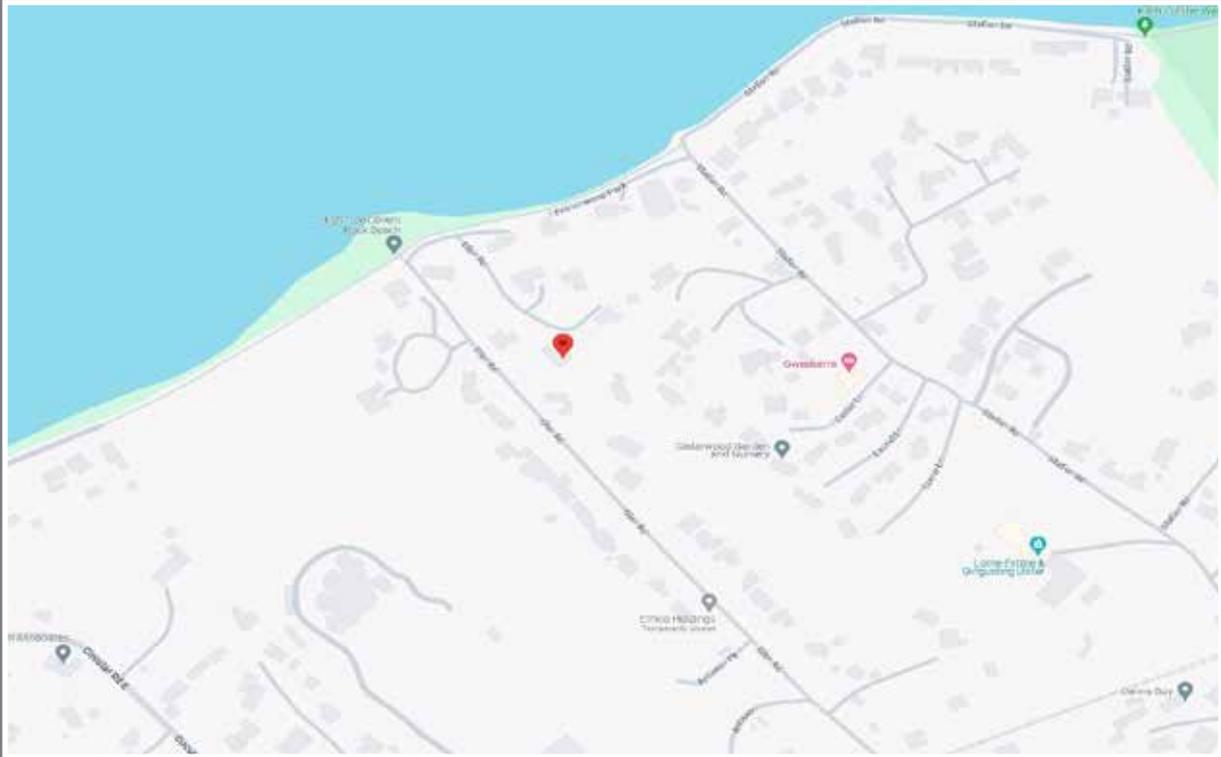
**ROOFSpace:**  
**53' 8" x 14' 1" (16.36m x 4.29m)**

Power and light. Considerable potential for development.





# Location



## Financial Advice

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REF: TB/C/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	50 E	
21-38	F		
1-20	G		

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