

simon**BRIEN**  
RESIDENTIAL

5 Princess Park,  
Holywood, BT18 0PP



Asking Price £295,000

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



#### KEY FEATURES

- Semi-detached home within walking distance of Holywood High Street
- Quiet cul-de-sac location
- Living room with multi-fuel stove
- Open plan kitchen and dining space to the rear
- Three bedrooms
- Main bathroom on first floor
- Fully floored roof space with velux window accessed via Slingsby ladder
- Large garage with utility facilities
- Private garden to rear with a southerly aspect
- Gas central heating (smart thermostat system installed)
- Double glazed windows
- Alarm system installed
- Driveway parking with space for 4-5 cars
- Ideally located within minutes of all local amenities, public transport links, main arterial routes to Belfast and the North Down coastal path

#### SUMMARY

We are delighted to present this superb three bedroom semi-detached home located on the highly regarded, quiet cul-de-sac, Princess Park located off Princess Gardens which is off Croft Road in Holywood. Ideally located walking distance to the High Street, Seapark, local amenities, schools and transport networks.

Internally the accommodation comprises of; entrance hall, living room with cast iron stove, open plan modern fitted kitchen with dining space and double opening doors to the rear gardens. There is a WC under the stairs also. On the first floor are three bedrooms and a main bathroom, there is also access to the fully floored roofspace via a Slingsby ladder from the landing. The property benefits from gas central heating, double glazed windows and has an alarm system installed.

Externally there is a generous south facing back garden with patio space which enjoys afternoon and evening sunshine. There is a detached garage which is plumbed for utility facilities. The driveway can also take up to 5 cars.

Early viewing is highly recommended. Viewings strictly by appointment only.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Composite entrance door with glazed side panels.

##### ENTRANCE HALL:

Tiled floor, under stairs storage cupboard, gas fired boiler.

##### LIVING ROOM:

**12' 4" x 11' 5" (3.76m x 3.48m)**

Fire surround with cast iron stove with fire surround and slate hearth. Wood laminate floor.



**KITCHEN/DINING:**  
**17' 10" x 12' 4" (5.44m x 3.76m)**

High and low level units with quartz worktops, porcelain sink unit with mixer taps, recess for gas range, integrated fridge freezer, partially tiled, recessed lighting. Dining space for 6-8. Double opening doors to the rear gardens.



**FIRST FLOOR**

**LANDING:**

Access to fully floored roofspace via Slingsby ladder.

**BATHROOM:**

**7' 2" x 5' 4" (2.18m x 1.63m)**

White suite comprising of low flush WC, wash hand basin, corner shower, panelled Jacuzzi bath with mixer tap, tiled floor, fully tiled walls, chrome heated towel rail, recessed lighting.





**BEDROOM (1):**  
**12' 5" x 8' 4" (3.78m x 2.54m)**  
 Full length built in wardrobes.



**OUTSIDE**

**GARAGE:**  
**16' 10" x 8' 10" (5.13m x 2.69m)**

Up and over door, power and light, plumbed for washing machine.

Driveway parking for 4-5 cars to front.

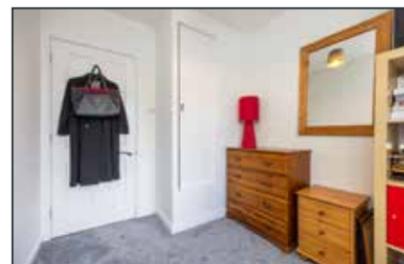
Large south facing garden to rear in lawn.



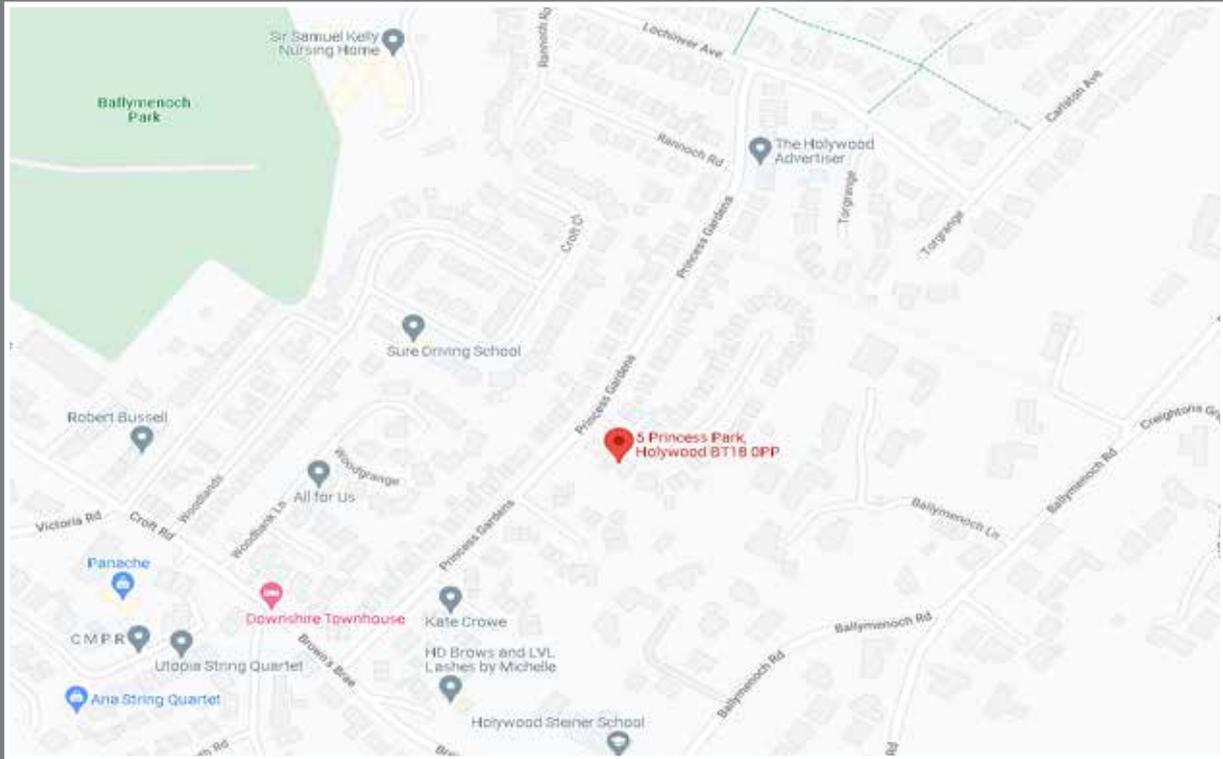
**BEDROOM (2):**  
**12' 4" x 10' 3" (3.76m x 3.12m)**



**BEDROOM (3):**  
**7' 3" x 7' 2" (2.21m x 2.18m)**  
 Built in storage cupboard with gas boiler.



# Location



Off Croft Road, Hollywood

## 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/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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