

simon**BRIEN**
RESIDENTIAL

22 Hollymount Hall,
Saintfield, BT24 7FU



Asking Price £399,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Recently Constructed Former Show House With Detached Garage
- Four Well Proportioned Bedrooms, Main Bedroom with En-Suite Shower Room
- Reception Hall With Double Doors & Downstairs WC
- Living Room with Granite Fireplace and Cornice Ceiling
- Spacious Luxury Fitted Kitchen With Quartz Worktops & Breakfast Island Open Plan To Dining Area
- Separate Utility Room
- Family Room With Sliding PVC Door Leading To Patio
- Luxury Four Piece Bathroom Suite With Half Tiled Walls
- Tarmac Driveway
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Gardens Laid In Lawns And Shrubs With Estate Railing Boundary / South Facing Patio Area
- Fantastic 85/B Energy Rating
- Constructed Circa 2018 Spanning Approximately 1836 Square Feet
- Conveniently Located Close to Saintfield Town Centre with Many Local Amenities and Shops
- Excellent Transport Links to Belfast City Centre, Carryduff and Downpatrick
- Close to Excellent Local Schools and Within Walking Distance to Rowallane National Trust Park
- Early Viewing Highly Recommended

DESCRIPTION

Set against a backdrop of rolling County Down countryside and minutes from the beautiful Rowallane Gardens, Hollymount Hall offers luxury living within the delightful historic village of Saintfield. The development has been designed to bring you the best of village living in an environment of timeless appeal.

22 Hollymount Hall was constructed in 2018 and is a former show home and the largest house in the development and benefitting from a detached garage. Constructed by the O'Connor brothers the property benefits from traditional block construction and benefits from an open plan living design which would suit many family needs.

Saintfield boasts an attractive village centre which combines modern amenities with traditional market town charm. Whether it's a florist, supermarket, gift shop, antique shops, chemist, doctor's surgery, library, beauty salon or a place to eat or drink with friends, everything you need is on your doorstep.

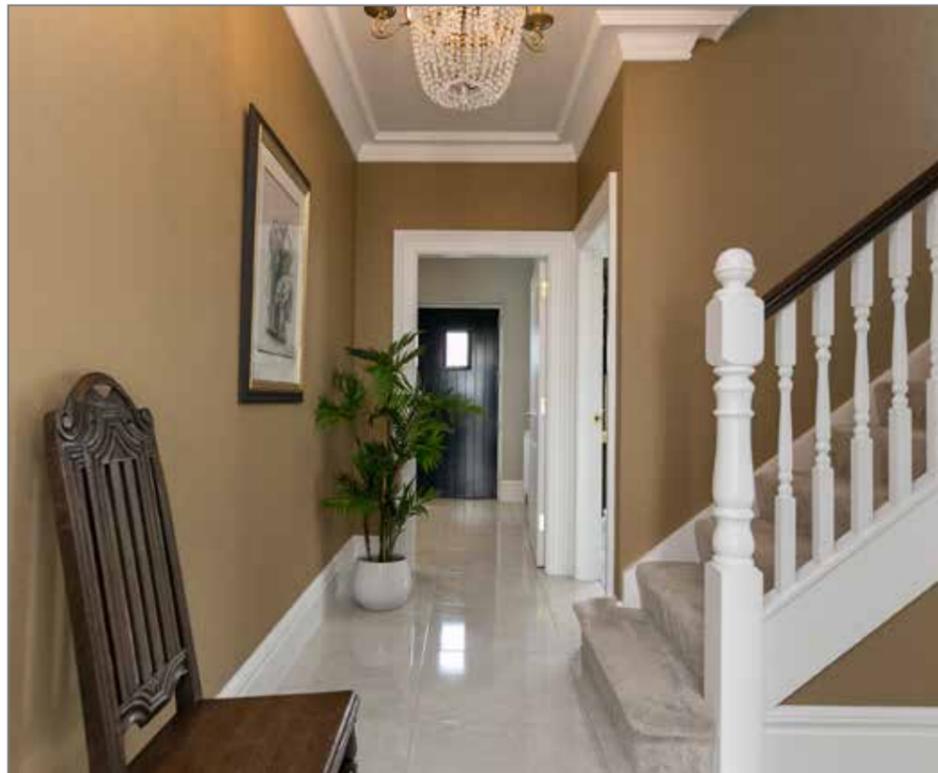
See features for specifications and we have no hesitation in recommending an internal viewing to appreciate all this fine home has to offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Double entrance doors.
Porcelain tiled floor. Storage under stairs.



CLOAKROOM:

Low flush suite. Close couple low flush wc. Vanity unit with wash hand basin. Ceramic tiled floor. Recessed spotlights.



KITCHEN:

Excellent range of high and low level units and Island unit with quartz worktops and up stands. Range of appliances to include Leisure range style cooker with extractor hood and quartz splash back. Integrated fridge freezer and dishwasher. Stainless steel sink unit with swan neck mixer tap. Under unit lighting. Ceramic tiled floor. Recessed spotlights.



**FAMILY ROOM:
14' 1" x 13' 1" (4.29m x 3.99m)**

Wood effect ceramic tiled floor. Plaster cornice. Double glazed sliding patio door leading to South facing patio area.



**UTILITY ROOM:
8' 7" x 6' 6" (2.62m x 1.98m)**

Range of built in units. Wood effect worktops. Inset single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Ceramic tiled floor. Recessed spotlights.

FIRST FLOOR

**BEDROOM (1):
18' 6" x 12' 8" (5.64m x 3.86m)**

Dual aspect windows. Built in robes with sliding mirror doors.



**LIVING ROOM:
14' 1" x 12' 8" (4.29m x 3.86m)**

Marble fireplace with granite inset and hearth. Plaster cornice.



**LUXURY ENSUITE SHOWER ROOM:
6' 6" x 5' 9" (1.98m x 1.75m)**

Quadrant shower cubicle. Thermostatic shower with shower attachment and drencher head. Vanity unit with wash hand basin and mono style mixer tap. Wall mirror. Close couple low flush wc. Recessed spotlights. Tiled floor. Chrome finish heated towel rail.

BEDROOM (2):
13' 1" x 10' 8" (3.99m x 3.25m)

Dual aspect windows.



BEDROOM (3):
12' 8" x 10' 8" (3.86m x 3.25m)

Dual aspect windows.



BEDROOM (4):
12' 9" x 10' 10" (3.89m x 3.3m)

Dual aspect windows.



LUXURY BATHROOM WITH WHITE SUITE:

9' 2" x 7' 5" (2.79m x 2.26m)

Free standing bath tub. Centre mount mixer tap. Quadrant shower cubicle with thermostatic shower. Wash hand basin with mono style mixer tap. Close couple low flush wc. Ceramic tiled floor. Part tiled walls. Recessed spotlights. Chrome finish heated towel rail.



ROOFSPACE

Wooden folding ladder to roofspace.



OUTSIDE

Front, side and rear gardens with estate railing to boundary. Laid in lawns with trees and shrubs. Brick set patio area and paths. Tarmac parking area for two cars.

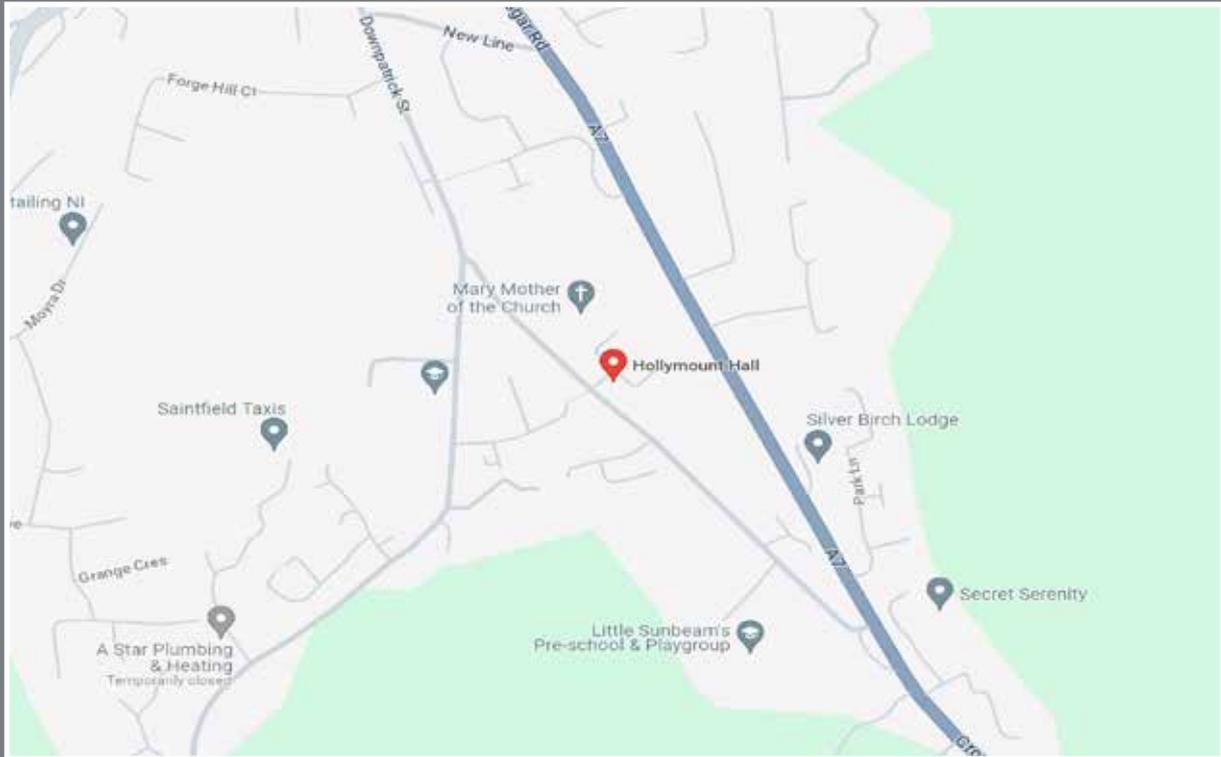
DETACHED GARAGE:
21' 2" x 13' 6" (6.45m x 4.11m)

Remote controlled roller shutter door. Plaster finish walls. Light and power.



Telephone 02890 668888
www.simonbrien.com

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

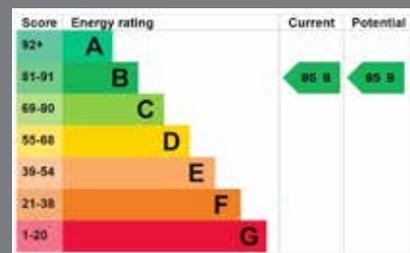


Lettings Department

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: RL/C/24/SD



EPC REF: 9605-5367-3039-8920-0413

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E 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.