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**12F BALLYMENOCH HOUSE  
BROWNS BRAE**  
Holywood  
OFFERS AROUND £550,000

Scan for Property Details  
and to Arrange a Viewing



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# The Property

Ballymenoch House is a gated development of six properties, located off Brown's Brae. The location allows families to have the best of both worlds with vast amounts of external space, beautiful views and edge of town convenience.

The versatile accommodation means that this stunning property is not only suitable to families but downsizers alike. To the ground floor there is a generous principal bedroom with his and hers dressing rooms and an en suite bathroom, utility room and access to the integral garage. The first floor comprises of two additional bedrooms, one of which boasts access to its own private courtyard area, family shower room and making the most of the panoramic views is the large lounge/dining room with stunning views leading to the modern fully fitted kitchen and conservatory. Not only do you get the benefit of enjoying the views from inside, but the large balcony also creates a beautiful space to enjoy long evenings watching the sunset over the Antrim Hills, Belfast Harbour and Belfast Lough.

Externally there is an enclosed courtyard garden to the rear and vast amounts of other grassed areas ideal for children at play, as well as the integrated and ample driveway parking.

An ideal home for those seeking space, views, convenience and is certainly one that needs to be viewed to be fully appreciated.





**Offers Around £550,000**  
Linked Detached  
3 Bedrooms  
2 Receptions



# Accommodation

## Ground Floor

Spacious Reception Hall

Principal Bedroom  
22'8" x 19'7"

Dressing Room  
13'3" x 7'6"

Dressing Room  
8'0" x 6'11"

Ensuite  
16'9" x 9'5"

Laundry Room/Utility Room  
15'1" x 8'0"

## First Floor

Lounge/Dining Room  
30'5" x 21'6"

Kitchen  
15'3" x 14'7"

Conservatory  
16'1" x 10'10"

Shower Room

Bedroom Two  
17'5" x 13'2"

Bedroom Three  
16'8" x 12'1"

## First Floor Outside

Courtyard  
25'3" x 11'7"

Balcony  
28'11" x 10'10"

## Outside

Communal Driveway to 12F on right hand side

Ample parking to front and side

Paved patio ideas to front and side

Mature communal gardens laid in lawn

Mature shrubs and planting

Outdoor Lighting

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)





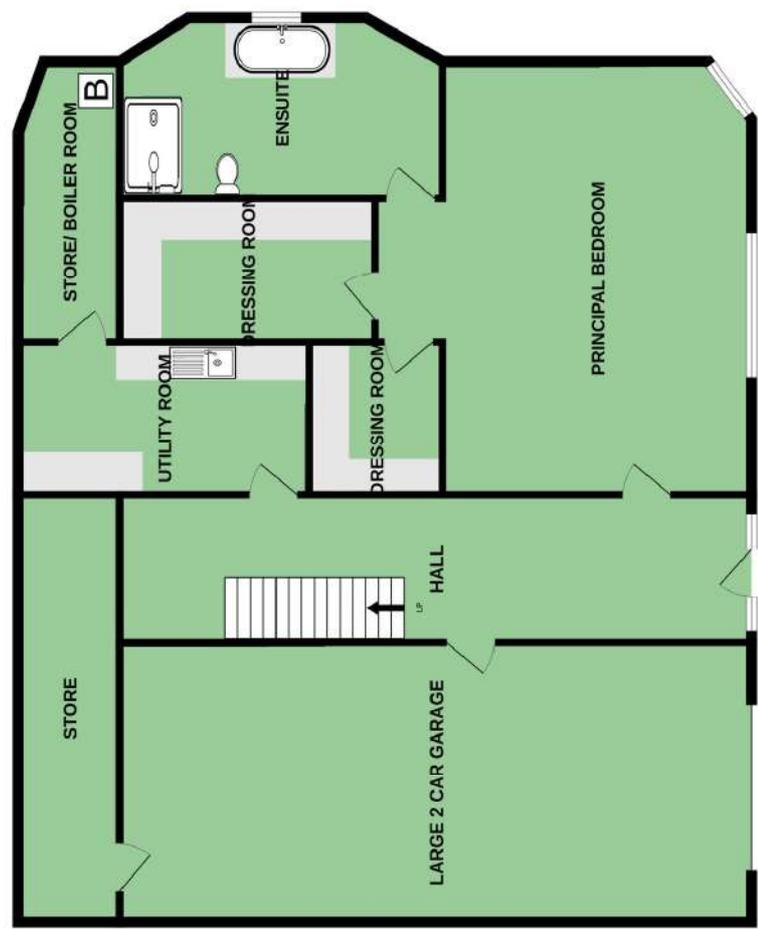
- Spacious Linked Detached Property Close to Holywood
- Stunning Views to Belfast Lough, Belfast City and Harbour and The Antrim Hills
- Modern Kitchen with a Range of Integrated Appliances & Island Unit Ideal for Casual Dining
- Spacious Living / Dining Room with Panoramic Views
- Conservatory with Access to Generous Balcony
- Ground Floor Principal Bedroom with His and Hers dressings Rooms and En Suite Bathroom
- Two Additional Bedrooms to the First Floor
- Enclosed Courtyard to Rear
- Utility Room
- Store/Boiler Room
- Additional Store
- Family Shower room
- Integrated Large Two Car Garage
- Access Via Electric Gates
- Gas Fired Central Heating
- Generous Surrounding Gardens Laid in Lawns
- Ease of convenience for City Commuter via Main Arterial Routes and Holywood Railway Halt
- Close Proximity to Popular Primary & Post Primary Schools



1ST FLOOR



GROUND FLOOR



# Directions

Continue to the top of Croft Road, past 'The Coaches' on the right and Braeside Country House on the left. Continue up country lane approximately 500 metres and Ballymenoch House is on the left hand side. Drive through gate and continue straight on to 12F.



## Viewing

By appointment through agent.

## Free Valuation

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	<b>78</b>	<b>78</b>
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
Not energy efficient - higher running costs		

## North Down / Holywood Branch

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