



## THE AGENTS PERSPECTIVE...

"Located 'above' Holywood town but still within walking distance, this attractive detached family home offers excellent space for all the family and has great flexibility to suit most needs – including those with teenagers or those working from home.

There can be five bedrooms (or four plus study) supported by a bathroom and en suite shower room downstairs and second shower room upstairs.

There are three reception areas including a cosy living room (which is open plan from the kitchen and includes a multi fuel stove) and a spacious drawing room.. On the first floor there is a bright, airy 'den' or casual living space with views over Holywood to Belfast Lough and Irish Sea.

Surrounded by mature gardens which offer great privacy and shelter, this is a most appealing home.

Make an appointment to see for yourself"







Drawing room with double French doors to rear



Living room with multi-fuel stove



Reception hall with hardwood strip flooring

### THE FACTS YOU NEED TO KNOW...

Flexible internal layout with up to five bedrooms including ground floor with en suite

Two reception rooms plus first floor 'Den' or bright, casual living area

Open plan kitchen / living / dining space

Mature elevated site with views over Holywood to Belfast Lough beyond

Attractively decorated and presented

Lovely location with mature 'feel' within walking distance of town centre

Double glazing

Oil fired central heating with 'combi' boiler

Integral garage and separate utility room

Very popular and exclusive Hollywood address

Screened mature gardens to front, side and rear

High standard of insulation to maximise comfort and minimise outlay

Very convenient to Belfast, City Airport, Bangor, Holywood and Newtownards

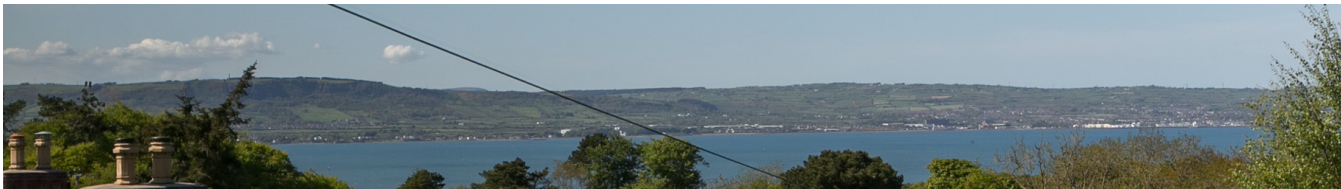




Bright kitchen with space for dining



First floor den or casual living area with Lough views



## The Property Comprises...

### GROUND FLOOR

Double opening entrance doors to porch.

### ENTRANCE PORCH

Tiled floor. Glazed internal door and side panels to:

### RECEPTION HALL

19' 8" x 6' 7" (5.99m x 2.01m)

Hardwood strip flooring. Cornice ceiling.

### CLOAKROOM

Wood strip flooring. Under stairs storage.

### DRAWING ROOM

19' 5" x 16' 11" (5.92m x 5.16m)

Fire surround with gas fire and tiled hearth, double opening French doors with glazed side panels to rear patio. Feature window into reception hallway. Cornice ceiling.

### OPEN PLAN KITCHEN/LIVING/DINING

14' 0" x 13' 11" (4.27m x 4.24m)

Extensive range of white shaker style high and low cupboards with single drainer sink unit and chrome mixer tap, four ring electric hob, integrated double oven, plumbed for dish washer, space for fridge freezer, tiled floor. Space for breakfast table and chairs. Access to utility room. Open to:

### LIVING ROOM

16' 0" x 13' 2" (4.88m x 4.01m)

Display shelves, oak wooden strip flooring. Free standing multi fuel 'Morso' stove and tiled hearth, recessed lighting, double opening French doors with glazed side panels to rear patio.

### UTILITY ROOM

13' 7" x 7' 7" (average) (4.14m x 2.31m)

Stainless steel single drainer sink unit with mixer tap, shelving below, plumbed for washing machine, ducted for tumble dryer, space for fridge freezer, space for chest freezer, access to boiler room for oil fired central heating. Access to integral garage. Access to side. Access to shed.





Ground floor bathroom

**MASTER BEDROOM**  
13' 11" x 12' 5" (4.24m x 3.78m)

**ENSUITE SHOWER ROOM**  
Wall hung wc, floating wash hand basin, fully tiled shower enclosure with remote control shower valve. Fully tiled walls, tiled floor, chrome heated towel rail, shelving, recessed lighting.

**BEDROOM (5)/STUDY** 13' 4" x 10' 7" (4.06m x 3.23m)

**BATHROOM**  
9' 7" x 6' 7" (2.92m x 2.01m)  
White suite with grey detail comprising drencher shower and telephone shower fitment, wash hand basin with vanity unit below, low flush wc, partly tiled walls, ceramic tiled floor, recessed low voltage lighting, built in cupboards.

**FIRST FLOOR**

**OPEN PLAN LANDING/DEN**  
19' 5" x 14' 7" (5.92m x 4.44m)  
Superb sea views. Built in shelving. Space for study.

**BEDROOM (2)**  
15' 1" x 10' 10" (4.6m x 3.3m)  
Into eaves. Eaves storage. Large Velux window.

**BEDROOM (3)**  
12' 1" x 8' 9" (average) (3.68m x 2.67m)  
Built in wardrobe.

**BEDROOM (4)**  
12' 2" x 8' 9" (average) (3.71m x 2.67m)  
Built in wardrobe.

**SHOWER ROOM**  
12' 6" x 6' 5" (3.81m x 1.96m)  
White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower enclosure with chrome shower fitment. Tiled floor. Built in storage cupboards. Double glazed Velux window. Access to eaves storage.

**Outside**

**INTEGRAL GARAGE**  
16' 10" x 9' 6" (5.13m x 2.9m)  
Up and over door. Power and light.

**SHED**  
10' 11" x 7' 5" (3.33m x 2.26m)  
Light. Access to rear patio.



Ground floor bedroom (1)



Study / office / den or bedroom (5)



Bright bedroom (2)



First floor shower room

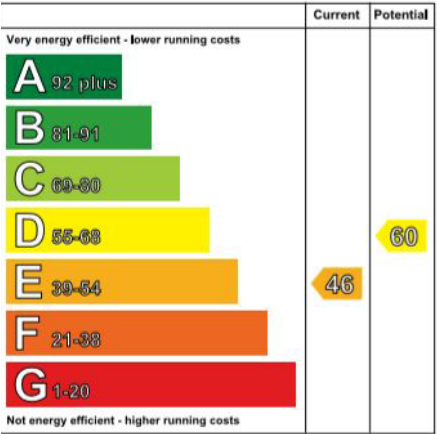
## Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)



**TENURE**  
TBC.

**RATES**  
The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2019 /2020 is TBC.

**VIEWING**  
By appointment with **RODGERS & BROWNE**.



**Location:** House is on the corner of Church Road and The Spires.



**GARDENS:** Sweeping driveway to front. Gardens laid in lawns and mature shrub beds, giving maximum privacy. Outside lighting. Rear garden in lawns, mature shrubs and hedging, patio space. Water supply. Sea views.

**FLOOR PLAN FOR IDENTIFICATION ONLY. NOT TO SCALE**



This plan is for illustrative purposes only, and should not be relied upon.  
Plan produced using PlanIt360  
153 Church Road, Holywood



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76 High Street,  
Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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