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68 Bangor Road

Hollywood
BT18 0LN

Offers Over £1,250,000

68 BANGOR ROAD, HOLYWOOD, BT18 0LN

- **Exceptional New Build Detached Dwelling With Views Over Belfast Lough**
- **Extensive Accommodation Of Circa. 5,500 Sq. Ft. Elegantly Laid Out Over Three Floors**
- **Unparalleled Level Of Specification And Attention To Detail**
- **Spacious Site With Ample Parking And Landscaped Gardens And Entertaining Space**
- **Bespoke Custom Designed Schuller Kitchen And Island Unit By Interior 360**
- **ELAN Smart Home Control & Automation System**
- **Heat Recovery System With Under Floor Heating throughout**
- **Family Bathroom And Three Individually Designed Luxury En Suite Shower Rooms**
- **Magnificent Three Storey Glass Feature Wall**
- **Integral Double Garage And Detached Single Garage/Gym Or Office**



Exceptional detached home finished to the most exacting standards. The developers of this truly one off property have given careful thought and consideration to every single finish throughout. The attention to detail is apparent from the first moment you enter the property and the full impact of what has been achieved can only be appreciated on internal inspection.

The property extends to over 5,500 Sq. Ft. with beautifully proportioned rooms providing generous living, dining and sleeping spaces. The architect has designed the house to full optimise the site and ensured that all the principle rooms have views of Belfast Lough.

There is an abundance of glazing in the house most notably in the large reception hall with a glazed column and roof light running the full height of the house and superbly connecting the three storeys of accommodation.

Within the house the accommodation allows for flexibility with a number of rooms able to be used for a variety of purposes. Of particular note are the open plan living/kitchen/dining area and formal lounge on the ground floor as well as the sizable parlour/games room on the lower ground floor. The home cinema room is another aspect of the house that has to be experienced. The sound quality makes the experience of going to the actual cinema seem very mediocre!

Outside once you pass the automated entrance gates are contemporary landscaped gardens designed to be easily maintained by the new owners and providing large areas in lawn suitable for children or outdoor recreation. The extensive patio to the rear is accessible from the Parlour Room and the lower ground floor guest bedroom. There is a large gravel driveway and car parking with space for a large number of vehicles.





The location on Bangor Road ensures convenience for those travelling to Belfast and Bangor by car. Hollywood town centre is a short walk as well as the Loughshore at Seapark. In addition Belfast City Airport is highly convenient for those commuting and travelling further afield.

We cannot emphasise how truly special this property is and would urge those interested to take the opportunity to view and experience it for themselves.

Property Comprise s

ENTRANCE FOYER Pivot front door; tear drop lighting; access to integral double garage; floor tiling.

ENTRANCE LEVEL LANDING Floor tiling; staircase to ground floor; staircase to second floor landing.

FORMAL LOUNGE 22' 0" x 16' 4" (6.71m x 4.98m) Feature gas fireplace; recessed 65 inch television; integrated sound system; automated curtains; access to large first floor balcony with fantastic views over Belfast Lough; floor tiling; crittall glass feature wall.

KITCHEN / DINING / LIVING AREA 34' 9" x 13' 11" ext to 21' 0" (10.59m x 4.24m ext to 6.40m) Schuller Next125 kitchen with handle-less door system; graphite oak door fronts and breakfast bar; Calcutta Dior Quartz Worktops; Island unit with "Bora Pure" induction cooktop with integrated cooktop extractor; Siemens eye-level double oven; AEG integrated larder fridge; AEG integrated larder freezer; integrated dishwasher; floor tiling; feature corner window and automated curtains; integrated sound; integrated recessed lighting; integrated side board and storage.





REAR HALL Comms room and additional built-in storage; floor tiling; access to rear garden.

CLOAK ROOM WC and free-standing wash hand basin; sensor lighting and extraction; floor tiling.

GROUND FLOOR FOYER Tear drop lighting; access to rear garden; floor tiling.

BEDROOM 4 (GROUND FLOOR) 22' 2" x 11' 7" (6.76m x 3.53m) Built-in wardrobe; automated curtains; access to patio area via lift and slide door; walk-in wardrobe.

EN SUITE SHOWER ROOM Oversized shower cubicle with thermostatic shower; wc and vanity sink unit; recessed lights and extraction; floor and wall tiling.

GROUND FLOOR CLOAKROOM WC and free-standing wash hand basin; recessed lights and extraction; floor and wall tiling.

PARLOUR ROOM 34' 9" x 18' 10" ext. to 21' 1" (10.59m x 5.74m ext. 6.43m) L-shaped Occasional kitchen with sink unit, range of storage and complementary work surface; island unit wired for cooking hob; integrated sound; recessed lighting; floor tiling; crittall glass door; automated curtains; access to Cinema Room; access to rear garden.

CINEMA ROOM 15' 11" x 15' 1" (4.85m x 4.6m) Custom designed 5.1.2 Dolby Atmos surround sound solution using Klipsch in wall/ceiling speakers and a Sunfire 12" self-powered subwoofer; Sony Bravia 85" 4k Smart TV ; integrated lighting and automatic window blind.





SECOND FLOOR LANDING Tear drop lighting; access to loft.

MASTER BEDROOM 20' 5" x 17' 0" (6.22m x 5.18m) Custom made wardrobes; lift and slide door to large balcony with fantastic views over Belfast Lough.

EN SUITE SHOWER ROOM WC with vanity sink unit; walk-in shower with thermostatic control; recessed lighting and extraction.

BEDROOM 2 19' 8" x 13' 11" (5.99m x 4.24m) Feature corner window with views over Belfast Lough; custom fitted wardrobes.

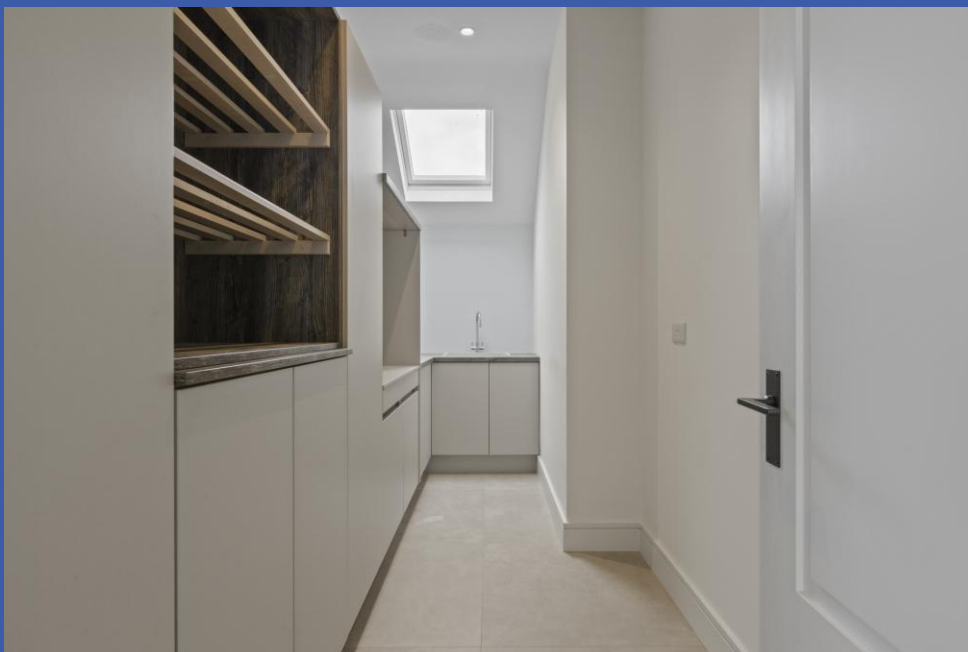
EN SUITE SHOWER ROOM Walk-in shower with thermsotatic control; WC with vanity sink unit; wall and floor tiling; recessed lighting and extraction;

FAMILY BATHROOM 15' 2" x 9' 3" (4.62m x 2.82m) Free-standing bath; walk-in shower with thermsotatic control; WC with double vanity sink unit and mirror; wall and floor tiling.









LAUNDRY ROOM Complementary work surface and storage; sink unit; plumbed for washing machine; recess for tumble dryer; recessed lighting and extraction; floor tiling.

BEDROOM 3 15' 10" x 15' 6" (4.83m x 4.72m)

INTEGRAL DOUBLE GARAGE 22' 9" x 21' 11" (6.93m x 6.68m) Electric insulated up and over door; light and power; boiler cupboard.

DETACHED GYM / OFFICE 19' 8" x 18' 3" (5.99m x 5.56m) Roller shutter door; power points and lighting.

OUTSIDE Spacious driveway with front gardens laid in lawn; large rear patio with landscaping, ideal for entertaining; rear garden laid in lawn with trees.

SPECIFICATION SUMMARY MCG Secure have installed an ELAN Smart Home Control & Automation System, this system will enable you to control your AV system's, Heating system, Lighting system, Motorized blinds, Auto Gate, Garage Door and Intruder Alarm system from one platform. The ELAN home system is home automation personalized for the way you live, you can control all your connected systems from anywhere in the world on your smart device.

Engineered Hard Wood Parquet and Luxury Velvet carpets supplied and fitted by Hamilton Flooring Belfast

Statement bathrooms Combining Laufen - Catalano and Crosswater products sourced from Ceko Tiles Carryduff.

Lighting consultancy and all products - Including Bespoke recessed plaster fittings and large scale Foscarini feature pieces from PM Lighting Belfast

Heatmiser Heating System

Rako Lighting System

Forest Shuttle Motorised Blinds

Electric Gate and Electric Garage Door

Multi-camera CCTV system

Full specification available on request.





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