



Enjoying a generous, elevated site which commands lovely views across to Belfast Lough, this deceptively spacious detached home enjoys a versatile layout.

Ideal for the growing family including those now working from home, there are two bedrooms on each level. There is also a useful study/home office upstairs.

Externally this is complemented by an integral garage, driveway parking and a mature rear garden which features a number of private sitting areas.

Just over a mile from Holywood's bustling town centre, an excellent range of schooling for all ages is nearby. Local shops and Marino train station are also within a short stroll.

It is only upon internal inspection that one can appreciate the potential and all this unique home has to offer.

Offers Over
£450,000

10 Carlston Avenue,
HOLYWOOD,
BT18 0NF

Viewing by
appointment with
& through agent
028 9065 0000



- Detached Villa with Lough views
- Four bedrooms plus a study
- Lounge with feature corner window
- Family room
- Kitchen with breakfast area and arch to living room
- Additional dining room
- UPVC conservatory to front
- Bathroom on first floor
- Downstairs shower room
- Utility room
- Integral garage with driveway parking
- Gas fired central heating
- Large rear garden
- No onward chain
- Priced to allow for some updating
- Close to excellent schools, amenities and public transport routes

The Property Comprises:

Ground Floor

Double glazed front door, side lights.

RECEPTION HALL:

LOUNGE: 16' 1" x 12' 5" (4.91m x 3.79m) Feature corner window offering Lough views and open aspect down Invergourie. Stone fireplace with tiled hearth. Please note: Gas fire not tested or safety-approved.



Folding doors to...

FAMILY ROOM: 11' 0" x 9' 9" (3.35m x 2.97m) Lough views.



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Door with bevelled glass panels to...

KITCHEN WITH BREAKFAST AREA : 14' 8" x 9' 2" (4.48m x 2.8m) Range of high and low level units. Double drainer stainless steel sink unit, Hotpoint double oven with 4 ring gas hob, extractor fan over. Plumbed for dishwasher, integrated fridge. Solid wooden flooring.



Arch to...

LIVING ROOM: 11' 8" x 10' 6" (3.56m x 3.19m) Sliding patio door to garden, fireplace with tiled hearth (Gas fire not tested or safety approved).



Door to...

REAR HALL/UTILITY ROOM: 11' 9" x 5' 10" (3.57m x 1.78m) Plumbed for washing machine, old Belfast sink unit, door to side and gardens. Service door to garage.

DINING ROOM: 12' 1" x 10' 0" (3.68m x 3.06m) Recess with display shelf and cupboards below.



Doors to...

CONSERVATORY: 10' 3" x 8' 11" (3.13m x 2.73m) Superb views to Belfast Lough, door to front.



BEDROOM (3): 12' 4" x 10' 0" (3.76m x 3.05m) Built-in robes with adjacent shelved cupboard, wooden flooring.

BEDROOM (4): 9' 11" x 8' 9" (3.03m x 2.67m)



SHOWER ROOM: Ceramic shower cubicle with Mira electric shower. Wash hand basin with storage underneath. Low flush WC. Chrome heated towel rail. Part tiled walls.



First Floor

STUDY 10' 0" x 5' 8" (3.05m x 1.73m) Built-in work desk with matching storage.

BEDROOM (2): 12' 4" x 10' 0" (3.77m x 3.05m) Built-in storage cupboard.



PRINCIPAL 14' 3" x 12' 2" (4.34m x 3.72m) Superb Lough views, excellent range of built-in storage including two double built-in robes.

BATHROOM: Coloured suite comprising of panelled bath with splash tiling. Low flush WC. Wash hand basin. Shelved hotpress with cooper cylinder.



Outside

FRONT GARDEN Mainly in lawn with boundary hedging, variety of plants and shrubs. Brick driveway with off-street parking for several vehicles leading to...

INTEGRAL GARAGE: 20' 8" x 9' 6" (6.29m x 2.89m) Worcester Gas boiler. Up and over door, power and light.

Paths to both sides leading to extensive rear gardens.

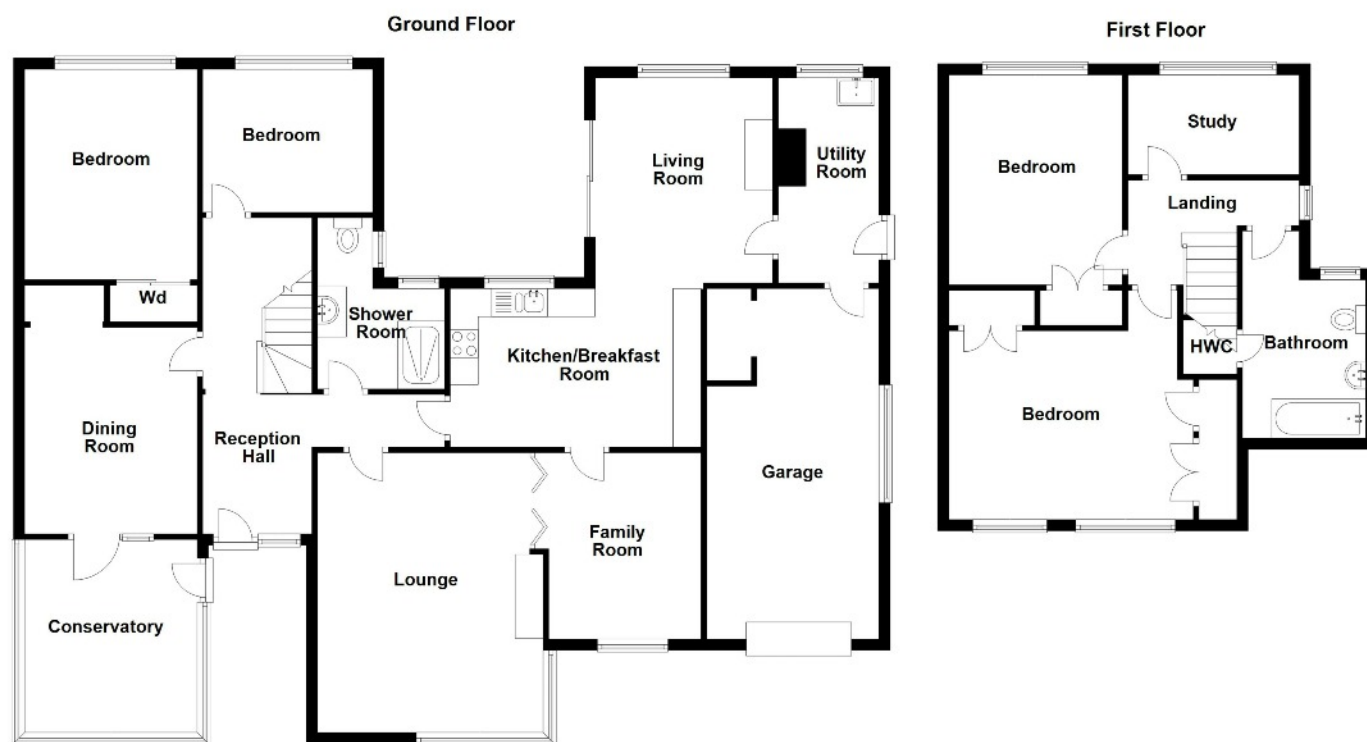
REAR GARDEN Brick paved patio area with steps to various raised areas, Greenhouse, excellent degree of privacy and views from upper sections to coastlines and across the Lough. Variety of mature plants, trees and shrubs.



Location:

Travelling up Whinney Hill from Bangor Road, Carlston Avenue is the second on the right. Property is on the left hand side, opposite the junction with Invergourie Road.

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Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

10 Carlston Avenue, Holywood

Belfast Branches

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Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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Energy Rating

Epc Type: Domestic

Current: D68

Potential: C70

EPC Landmark Code: 1303-4525-7102-0107-8002

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	68	70
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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