

TEMPLETON
ROBINSON



22 Carlston Avenue,
HOLYWOOD,
BT18 0NF

Offers Over
£525,000

Viewing by
appointment with
& through agent
028 90 424747



This superbly finished bungalow enjoys an elevated position with wonderful views across Belfast Lough. Stylishly renovated throughout, it offers bright, modern living in a sought-after part of Holywood.

At the heart of the home is a fabulous open plan kitchen, living and dining space - perfect for everyday life and entertaining alike. This light-filled area opens onto a sunny and private rear garden, creating a seamless connection between indoors and out. The bright good sized study overlooking the private patio and gardens offers an excellent opportunity for home working.

The garden has been thoughtfully landscaped,

with spectacular views to enjoy from its highest point.

There are three well-proportioned bedrooms, two of which benefit from luxury ensuite shower rooms, along with a beautifully appointed main bathroom. The layout and finish make the home ideal for both families and those seeking single-level living without compromising on space or style.

With a peaceful yet convenient location and panoramic views over the Lough, 22 Carlston Avenue offers a rare opportunity to enjoy modern comfort in one of Holywood's most desirable addresses.

- Beautifully renovated bungalow with stunning views over Belfast Lough
- Fabulous open plan kitchen, living and dining space - perfect for modern living
 - Seamless connection to a private, sun-soaked rear garden
 - Spacious study
- Three bedrooms, including two with luxurious ensuite shower rooms
 - Elegant main bathroom with stylish contemporary finish
- Elevated garden offering panoramic views - an ideal spot to unwind
- Finished to an exceptional standard throughout, ready to move into
- Peaceful yet convenient Holywood location, moments from town and coast
 - Gas fired central heating and double glazed throughout
 - Attached garage with separate utility and WC
 - Dry Master Air Ventilation System



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The Property Comprises:

Ground Floor

uPVC double glazed door to:

ENTRANCE HALL: Wood effect Amtico floor. Cloakroom storage and store cupboard. Access to partially floored roofspace.

MODERN FITTED KITCHEN OPEN PLAN TO LIVING ROOM AND CASUAL DINING: 27' 11" x 25' 11" (8.5m x 7.9m) Blanco stainless steel sink unit with Quooker tap, integrated Neff double oven and Neff five ring induction hob, built-in extractor fan. Excellent range of high and low level units. Corian worktops, island with breakfast bar, built in cupboards, integrated wine fridge, integrated dishwasher, larder fridge. Luxury vinyl tiled floor. Dual aspect picture windows with exceptional sea views. Wood burning stove on slate hearth. uPVC double glazed patio doors to garden.





BEDROOM (2): 14' 9" x 9' 10" (4.5m x 3m) Stunning Lough view.

ENSUITE SHOWER ROOM: Luxury walk-in shower cubicle with overhead shower and body spray, vanity unit with mixer tap, oak wood effect laminate floor. Low flush wc, ceramic tiled floor, heated towel rail, fully tiled walls, underfloor heating.



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BEDROOM (1): 14' 1" x 11' 6" (4.3m x 3.5m) Oak wood effect laminate floor.

LUXURY ENSUITE SHOWER ROOM: Walk-in shower cubicle with overhead shower and body spray, feature tiled walls, vanity unit with mixer tap, low flush wc, heated towel rail, ceramic tiled floor, recessed shelving.



BEDROOM (3): 12' 10" x 8' 6" (3.9m x 2.6m) Excellent range of built-in bookshelves, double glazed patio door to garden.

STUDY: 9' 6" x 6' 11" (2.9m x 2.1m)

BATHROOM: Modern white suite comprising panelled bath with mixer tap and telephone hand shower, low flush wc, vanity unit with mixer tap, heated towel rail, fully tiled walls, ceramic tiled floor, underfloor heating.



Outside

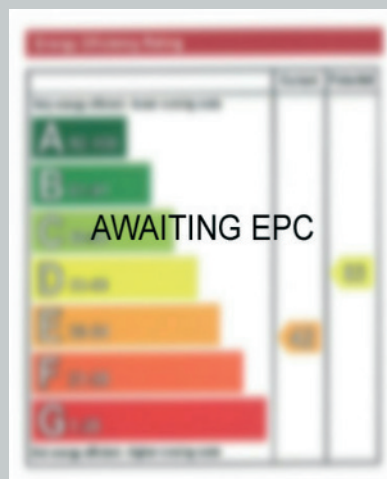
Neat front garden. Tarmac driveway to:

ATTACHED GARAGE 16' 9" x 8' 10" (5.1m x 2.7m) Light and power.

SEPARATE UTILITY: 9' 10" x 8' 6" (3m x 2.6m) Stainless steel sink unit, plumbed for washing machine.

SEPARATE WC: Low flush wc, wash hand basin.

Private rear garden with paved patio. Tiered planting. Good sized lawn with vegetable beds, greenhouse and garden room/summerhouse. Spectacular 180 degree views of Belfast Lough. Outside light and tap.

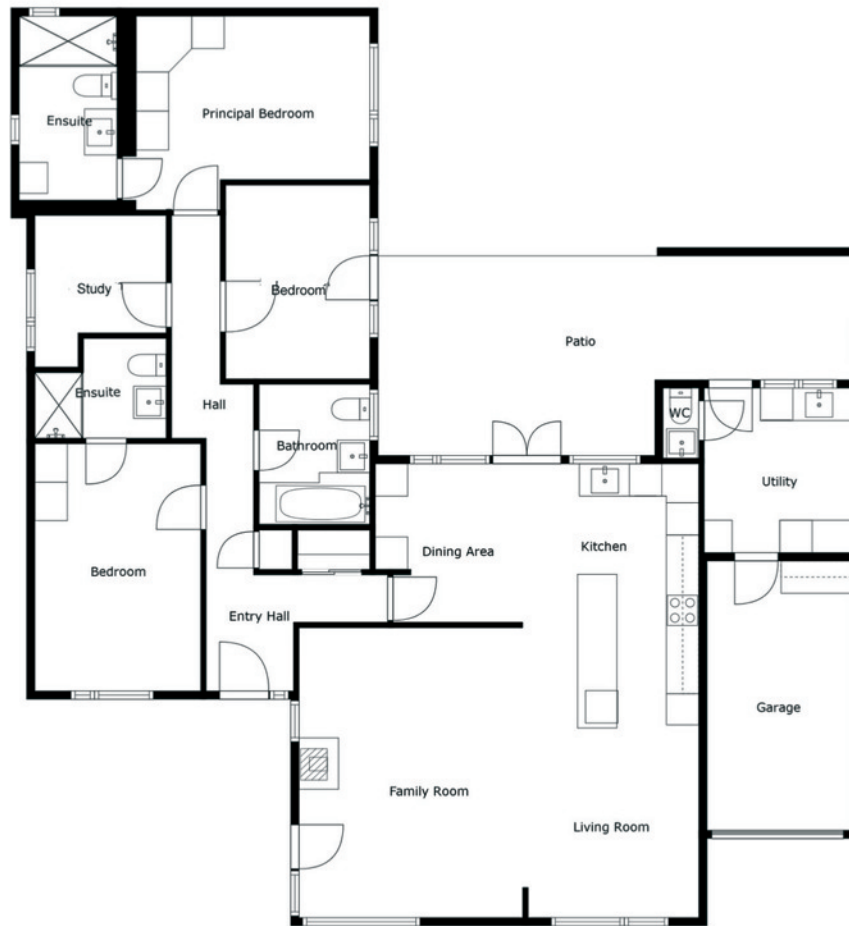


Location:

Right hand side of Whinney Hill.

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Sizes And Dimensions Are Approximate. Actual May Vary.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700

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