



Occupying a quiet cul-de-sac location off the ever popular Church Road, this excellent detached family home is situated within walking distance of the lively and well renowned town of Holywood. With the highest specification and attention to detail, this home will appeal to those looking for the perfect home in an idyllic location.

Internally the property is designed with a contemporary theme. Of particular note is the luxury oak kitchen open plan to casual dining & living room which overlooks the garden, spacious lounge and, on the first floor, four well-proportioned bedrooms - master with en suite shower room, and family bathroom. Externally the property offers landscaped gardens in lawns, shrubs, patio area etc. Properties in this locality rarely present themselves to the rental market, therefore early perusal is strongly advised.

Offers Around
£450,000

8a Edinburgh Avenue,
Holywood,
BT18 9DE

Viewing by
appointment
through agent
028 9042 4747



- Well appointed Detached family home
- Extremely well presented throughout
- Lounge with contemporary gas fire
- Luxury Oak Kitchen open plan to Family and Dining Room
- Ground Floor Cloaks with low flush suite
- Master Bedroom with En Suite Shower Room
- 3 Further well proportioned Bedrooms
- Family Bathroom with separate shower cubicle
- Phoenix Gas central heating with underfloor heating to ground floor
- Double glazed windows in emery hardwood frames
- Front and private rear gardens in lawns, flowerbeds etc
- Integral Garage with Utility Area
- Popular and sought after location

The Property Comprises:

Ground Floor

ENTRANCE HALL:



CLOAKROOM: WC and semi pedestal wash hand basin.

LOUNGE: 18' 3" x 14' 5" (5.56m x 4.39m) Oak framed glazed door, contemporary glass fronted gas fire, satellite TV point.



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KITCHEN WITH FAMILY & DINING AREAS : 24' 0" x 16' 0" (7.32m x 4.88m) (at widest points).

Luxury fitted kitchen with natural stone worktops, 1.5 bowl sink unit with mixer tap, Smeg integrated dishwasher, saucepan drawers, frosted glass display cabinets, space for range, stainless steel splash back, plumbed for American style fridge freezer, Neff integrated microwave, built-in wine rack, breakfast bar, low voltage spotlighting, cloaks cupboard, ceramic tiled floor, access to garage, oak framed glazed door.

SPACIOUS FAMILY & DINING AREA;

Patio doors to garden, wired for wall mounted flat screen TV.



First Floor

LANDING: Hotpress/linen store, pressurized water system, electric Velux window. Access to roofspace via Slingsby type ladder.

MASTER BEDROOM: 14' 5" x 14' 5" (4.39m x 4.39m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, semi-pedestal wash hand basin, low flush wc, chrome towel radiator, ceramic tiled floor, low voltage spotlighting.



BEDROOM (2): 18' 8" x 11' 10" (5.69m x 3.61m)



BEDROOM (3): 14' 5" x 13' 11" (4.39m x 4.24m)



BEDROOM (4): 9' 10" x 8' 6" (3m x 2.59m)

FAMILY BATHROOM: White suite comprising panelled bath with mixer tap, semi-pedestal wash hand basin, low flush wc, separate fully tiled shower cubicle with electric power shower, heated towel rail, ceramic tiled floor, part tiled walls, low voltage spotlighting, Velux window.



Outside

Asphalt driveway with ample parking to . . .

INTEGRAL GARAGE WITH UTILITY AREA: 18' 8" x 11' 10" (5.69m x 3.61m) Sink, space and plumbing and wiring for washing machine and tumble dryer, gas fired boiler.

Front garden in lawns and flower beds. Private, fully enclosed rear garden laid in lawns with patio area and pathways.



Location:

Travelling from the maypole in Holywood, continue up the hill (Church Road), and Edinburgh Avenue is on the right hand side just before Plas Merdyn.

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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