



This attractive Hollywood home occupies an elevated site tucked away off the High Street within a short walk of the town centre.

The property itself has been cleverly designed to make full use of the lough views, whilst offering well proportioned and versatile family accommodation. Of particular note is the large dining room with additional independent access from the main house, offering superb potential as a home office or gym.

Complemented by three first floor bedrooms and second floor teenagers suite, two separate reception rooms and double height conservatory, all of which combine to create a very comfortable and practical home.

Offers Over
£535,000

3 Crofton Glen,
Croft Road,
Hollywood,
BT18 0QF

Viewing by
appointment
through agent
028 9042 4747



- Spacious Detached Family Home in the Heart of Holywood with Lough Views
- 3 First Floor Bedrooms to Include Master Bedroom with Dual Aspect
- Second Floor Teenagers Suite
- 2 Separate Reception Rooms
- Dining Room with Separate Access
- Recently Fitted 'Parkes' Kitchen with Range of Built-in Appliances & Casual Dining Area
- Separate Utility Room
- Double Height South Facing Conservatory to Rear
- Oil Fired Central Heating
- Salvaged Pitch Pine Windows by Dask Timber
- Ample Parking
- South Facing Rear Gardens

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Glazed inner door to . . .

ENTRANCE HALL: Oak wood flooring, cloakroom.

SEPARATE WC: Low flush wc, feature wash hand basin with mixer tap and tiled splash back, ceramic tiled floor.



LOUNGE: 13' 9" x 13' 1" (4.19m x 3.99m) Natural brick inset fireplace with wood burning stove, solid oak wood flooring, access to conservatory.



SITTING ROOM: 9' 2" x 8' 10" (2.79m x 2.69m) Oak wood flooring.



CONTEMPORARY FULLY FITTED RECENTLY INSTALLED 'PARKES' KITCHEN WITH CASUAL DINING & FAMILY AREA: 23' 4" x 16' 9" (7.1m x 5.1m) Excellent range of high and low level units, quartz worktops, Siemens combination microwave, integrated 70/30 fridge freezer, four ring induction hob, Siemens integrated dishwasher, telescopic Siemens extractor fan, recessed spotlights, ceramic tiled floor, light oak glazed double glazed conservatory.



UTILITY ROOM: Built-in cupboards, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine.

DINING ROOM: 19' 0" x 16' 9" (5.8m x 5.1m) Built-in cupboards.



SEPARATE STORE ROOM: Service door to garage.

First Floor

LANDING:

MASTER BEDROOM: 22' 12" x 8' 10" (7m x 2.7m) Dual access windows with excellent sea views, double built-in robe with sliding doors. Access to first floor conservatory. Walk-in wardrobe.



ENSUITE SHOWER ROOM: Fully tiled built-in double shower cubicle with built-in shower and body spray, low flush wc, vanity unit, heated towel rail, ceramic tiled floor, fully tiled walls.

BEDROOM (2): 10' 10" x 8' 10" (3.3m x 2.7m) Dual aspect corner window.





BEDROOM (3): 16' 5" x 7' 7" (5m x 2.3m) Access to first floor balcony. Sliderobes.

BATHROOM: White suite comprising panelled bath with mixer tap and telephone hand shower, low flush wc, wash hand basin, part tiled walls.

CONCEALED STAIRCASE TO SECOND FLOOR.

Second Floor

BEDROOM (4): 25' 11" x 12' 10" (7.9m x 3.9m) Built-in Sliderobes, porthole window with excellent sea views.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with Mira Sport shower, low flush wc, pedestal wash hand basin.



Outside

Brick pavior driveway to . . .

ATTACHED GARAGE 18' 4" x 14' 9" (5.6m x 4.5m) Light and power.

Ample parking to front and enclosed private gates in lawns, feature patio, boiler house with oil fired boiler.





Location:

Right hand side at bottom of Croft Road.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

Energy Rating

Epc Type: Domestic

Current: D62

Potential: D62

EPC Landmark Code: 0678-2906-0872-2500-4725

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	62	62
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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