



This contemporary detached bungalow located on the periphery of Holywood's bustling town, occupies an elevated site affording panoramic views over Belfast Lough.

Having been fully renovated by the present owners, who have created a comfortable, modern, low-maintenance home, this property offers bright, well-proportioned accommodation with excellent sea views from the principal rooms. The current layout comprises three bedrooms and a reception room, but it could easily be adapted or extended (subject to planning) to suit the needs of a variety of buyers. The property also benefits from solar panels and ultrafast broadband.

The large rear patio has been designed as an excellent outside entertaining area with covered barbecue area with built-in barbecue and separate pizza oven.

The high quality finish both inside and out all combine to create an excellent home within what has always been and will continue to be a very popular and sought after location.

Offers Over
£399,950

12 Invergourie Road,
Whinney Hill,
Holywood,
BT18 0NL

Viewing by
appointment
through agent
028 9042 4747

- Fully refurbished detached bungalow with panoramic views over Belfast Lough
- Lounge with feature fireplace
- Modern fitted kitchen with excellent range of integrated appliances, open plan to dining room
- Three well-proportioned bedrooms
- Modern shower room
- uPVC double glazed window frames and gas fired central heating
- Energy saving solar panels
- Attached garage with utility area
- Landscaped front garden with double driveway. Enclosed private rear gardens with large patio with built-in barbecue, pizza oven, ideal for entertaining



The Property Comprises:

Ground Floor

Double glazed composite front door.
 RECEPTION HALL: Herringbone light oak Karndean flooring, cloakroom.



LOUNGE: 16' 9" x 11' 6" (5.1m x 3.5m) Polished granite fireplace with polished granite hearth, herringbone oak Karndean flooring, built-in shelving, sea views.



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MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 22' 12" x 11' 2" (7m x 3.4m)

Excellent range of high and low level units, granite work tops, Neff five ring gas hob, Neff double oven, integrated fridge and freezer, Hotpoint integrated dishwasher, sink unit with mixer tap, ceramic tiled floor, uPVC glazed rear door. Picture window with sea views.



Upper Ground Floor

BEDROOM (1): 12' 6" x 10' 6" (3.8m x 3.2m)



BEDROOM (2): 10' 6" x 9' 6" (3.2m x 2.9m) Double built-in robe.



BEDROOM (3): 9' 2" x 8' 2" (2.8m x 2.5m) Double built-in robe. Oak laminate wooden flooring. Sea views.



SHOWER ROOM: Built-in shower cubicle, vanity sink unit, low flush wc, ceramic tiled floor. Recessed spotlights, fully tiled walls.



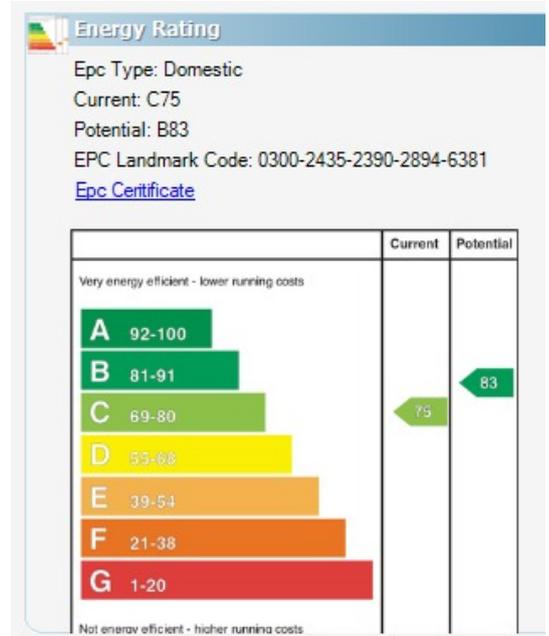
Outside

Tarmac driveway to:

ATTACHED MATCHING GARAGE: 18' 8" x 8' 6" (5.7m x 2.6m) Roller shutter up and over door, light and power with utility area.

Landscaped front garden with double driveway and enclosed private rear gardens in lawns, large paved patio with built-in barbecue hut with built-in barbecue and pizza oven. Garden store with gas fired boiler.





Location:

From Hollywood/Bangor Dual Carriageway turn right into Whinney Hill and then right into Carlston Avenue. 1st right is Invergourie Road.

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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