

TEMPLETON
ROBINSON



1 Cedar Lane,
Craigavad,
Holywood,
BT18 0BW

Asking Price
£650,000

Viewing by
appointment with
& through agent
028 9042 4747





Cedar Lane is a highly regarded address in Craigavad, which lies on the edge of Holywood. This superb family home not only occupies an impressive plot of half an acre, it offers spacious accommodation within.

A bright and open entrance hall leads onto three reception rooms; lounge, separate family room, formal dining room, conservatory, WC and kitchen with utility room - allowing for easy entertaining and relaxed family living. The first floor boasts four bedrooms, including a master with shower room, as well as main bathroom and fixed spiral staircase leading to a fully floored roof space, adding further still accommodation.

Externally, the rear garden has been well maintained, with patio/seating area leading to a notably private fruit garden enveloped by mature trees, hedging and array of plants. The property also benefits from a large front garden, double detached garage and tarmac driveway with ample parking.

Within a quiet residential area the property is minutes from the coast yet ideal for those wishing to commute to Holywood, City Airport and Belfast City centre. Excellent local amenities will be on your doorstep including renowned schools, churches, Royal Belfast Golf Club and Royal North of Ireland Yacht Club; all easily accessible via road or rail. Properties such as these rarely come on to the market therefore we recommend viewing at the earliest convenience to avail of this unique opportunity.





- Located in one of North Down's Most Prestigious Addresses
- Attractive Detached Home Sitting on 0.5 of an Acre
- 4 Generous Bedrooms - Master with Shower Room
- 3 Spacious Reception Rooms & Conservatory
- Kitchen/Casual Dining & Utility Room
- Downstairs Cloaks/WC
- Main Bathroom
- Fully Alarmed
- Oil Fired Central Heating/uPVC Double Glazed Windows
- Floored Roofspace, Access via Fixed Spiral Staircase
- Front Garden in Lawn, Bordered by Planting & Shubbery Plus Tarmac Driveway Leading to Double Detached Garage
- Enclosed Rear Garden in Lawn Bordered by Mature Trees, Planting, Shubbery, Separate Fruit Gardens, Raised Flower Beds

The Property Comprises:

Ground Floor

Hardwood front door with side lights.

CLOAKROOM/WC: Low flush wc, wash hand basin, ceramic tiled floor.

LIVING ROOM: 20' 4" x 14' 1" (6.2m x 4.3m) Cornice ceiling, marble fireplace with carved mahogany surround with gas fire.

FAMILY ROOM: 13' 5" x 10' 10" (4.1m x 3.3m) Cornice ceiling, oak fireplace with granite inset and hearth. Double doors to...

CONSERVATORY: 11' 6" x 9' 10" (3.5m x 3.0m) Ceramic tiled floor, hardwood double glazed windows. Double glazed double doors to rear.

DINING ROOM: 17' 5" x 12' 10" (5.3m x 3.9m) (into bay window). Picture rail.

KITCHEN: 15' 9" x 10' 6" (4.8m x 3.2m) Fitted kitchen with double drainer stainless steel sink unit, excellent range of high and low level units, laminate work surfaces, Electrolux built-in oven, 4 ring hob, built-in extractor fan, space for dishwasher, ceramic tiled floor, fully tiled walls, concealed lighting.

UTILITY ROOM: 10' 2" x 6' 7" (3.1m x 2m) Built-in units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, ceramic tiled floor, store cupboard. Hardwood door to rear.





First Floor

LANDING: Dado rail. Fixed spiral staircase to floored roofspace.

MAIN BATHROOM: Panel bath, pedestal wash hand basin with mixer taps, fully tiled walls, fully tiled built-in shower cubicle with thermostatic controlled shower, bidet, low flush wc woodblock floor.

MASTER BEDROOM: 15' 5" x 14' 1" (4.7m x 4.3m) Built-in robe, built-in storage cupboard.

SHOWER ROOM: Pedestal wash hand basin, fully tiled walls, fully tiled built-in shower cubicle.

BEDROOM (2): 13' 5" x 11' 6" (4.1m x 3.5m) (at widest points). Built-in robe, built-in storage cupboard.

BEDROOM (3): 14' 1" x 12' 6" (4.3m x 3.8m) (at widest points). Built-in robe with built-in shelving and pressing table.

BEDROOM (4): 11' 2" x 10' 6" (3.4m x 3.2m) Built-in robe.

ROOFSPACE: Fully floored, Velux windows.









Outside

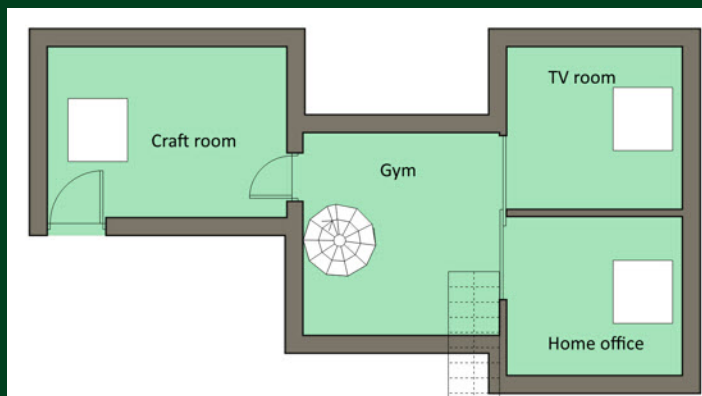
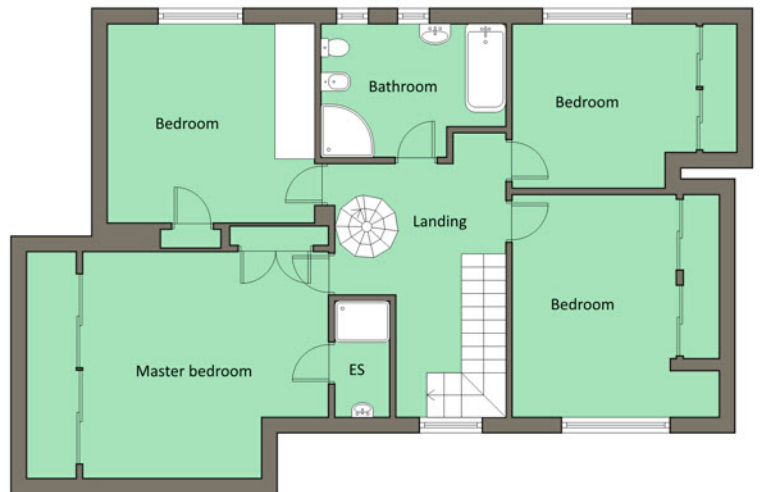
Tarmac driveway to

DOUBLE DETACHED GARAGE: 21' 4" x 20' 0" (6.5m x 6.1m) Light and power.

Landscaped and well maintained, private to rear in lawns with patio area, shrubs, trees and hedging, fruit garden and water feature. Greenhouse and summerhouse, coal bunker.







Location:

From Holywood, turn onto the Bangor road towards Cultra. After the Culloden hotel take the 2nd left onto Station Road and Cedar Lane is 0.3 mile on the left hand side

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