



31A Ardmore Heights,  
HOLYWOOD,  
BT18 0PY

Offers Over  
£385,000

Viewing by  
appointment with  
& through agent  
028 90 424747





Occupying an elevated end of cul-de-sac position, 31a Ardmore heights boasts striking views of Belfast Lough and beyond. The spacious family home is equally impressive internally, having been modernised to an exceptional standard throughout.

An open plan kitchen living/dining room compliments two separate reception rooms, allowing for easy family living and entertaining. The property also benefits from separate utility room and cloaks with WC. The first floor briefly comprises of five bedrooms, including master with ensuite and Juliette balcony, as well as a separate storage room/walk in wardrobe and main bathroom.

Externally mature rear gardens benefit from a southerly aspect and feature a patio area, summer house with decking area with Lough views which is ideal for outdoor dining. Furthermore, there is ample parking at the front of the property, with driveway spaces for multiple cars.

This is a perfect opportunity to purchase a stunning family home in Holywood which is close to the town, exceptional schools, coastal walks, transport links and a range of recreational facilities, shops and restaurants. Early viewing is highly recommended.





- A Fabulous Detached Family Home in Hollywood with Magnificent Lough Views Over Hollywood & Beyond
- Occupying a Cul-de-Sac Position within an Established Residential Area
- Well Presented & Tastefully Decorated Throughout Affording a Wealth of Well Appointed, Spacious & Adaptable Accommodation
- Cloaks Store, Cloaks WC
- Large Open Plan Shaker Style Family Kitchen with Range of Integrated Appliances, Pantry, Kitchen Island/Breakfast Bar, Dining/Living & Separate Utility Room
- 5 Bedrooms, Master with Ensuite Sliding Door & Juliette Balcony
- Large Drawing Room with Open Fireplace
  - Lounge
  - Ironing Room/Study/Walk-in Wardrobe
- Gas Fired Central Heating/Double Glazing
- Driveway with Ample Car Parking
  - Patio Area to Upper Tiered Garden Area with Summerhouse & Decking Area with Magnificent Lough Views
    - Storage
- Close to Hollywood Town Centre, Excellent Schools, Transport Links & Coastal Walks

The Property Comprises:

## Ground Floor

Hardwood front door with glazed panels to . . .

ENTRANCE HALL: Cloaks/storage cupboard with hanging rails, feature ceramic tiled floor.

DOWNSTAIRS W.C.: 4' 10" x 3' 2" (1.47m x 0.97m) Feature ceramic tiled floor, low flush wc, vanity sink unit with mixer tap and tiled splash back.

DRAWING ROOM: 20' 0" x 15' 3" (6.1m x 4.65m) (into bay). Open fire with wooden and slate tiled hearth, solid mahogany wooden floor, cornice ceiling, recessed spotlights, lough view.

LIVING ROOM: 13' 4" x 9' 9" (4.06m x 2.97m)

OPEN PLAN KITCHEN/LIVING/DINING: 26' 7" x 12' 1" (8.1m x 3.68m) Excellent range of high and low level Shaker style units, granite worktops, integrated bins, integrated Montpellier dishwasher, integrated fridge and freezer, double Montpellier oven, pantry cupboard with matching granite worktop. Kitchen island/breakfast bar with cooker and units, five ring ceramic hob and extractor fan, solid wood and granite worktop, cornice ceiling, solid mahogany flooring. Open plan to two sets of glazed double doors to patio and rear garden.

UTILITY ROOM: Plumbed for washing machine and dryer, shelving, Bosch combi boiler, door to rear garden.

## First Floor

LANDING: Access to roofspace.

MASTER BEDROOM: 16' 6" x 12' 2" (5.03m x 3.71m) Recessed lighting, sliding patio door to Juliette style balcony.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with thermostatic shower unit, low flush wc, vanity sink unit with mixer tap and built-in storage, tiled splash back and extractor fan.

BEDROOM (2): 12' 2" x 9' 8" (3.71m x 2.95m)

BEDROOM (3): 12' 0" x 9' 10" (3.66m x 3m) (at widest points).

BEDROOM (4): 12' 0" x 9' 10" (3.66m x 3.0m) (at widest points).

BEDROOM (5): 12' 9" x 6' 3" (3.89m x 1.91m)

BATHROOM: 8' 0" x 6' 6" (2.44m x 1.98m) Panelled bath with mixer tap, fully tiled built-in shower cubicle with Triton electric shower unit, vanity unit with wash hand basin and mixer tap, low flush wc, part tiled walls.

IRONING ROOM/WALK-IN WARDROBE/STUDY: 6' 6" x 4' 11" (1.98m x 1.5m) Built-in shelving.









## Outside

Patio area with steps to upper tiered garden area in lawns, mature trees and shrubs. Garden summerhouse with decking area and amazing lough views. Storage shed. Driveway car parking for multiple cars, flower beds, trees and shrubs.

## Location:

Travelling up Croft Road, turn right into Ardmore Road. Ardmore Heights is then on the right hand side.



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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