



It gives us immense pleasure to bring to market this superb family home situated in the ever-popular and idyllic Seahill setting. The property itself has been meticulously maintained by the present owners to give a contemporary yet modern feel and there's nothing for the new owner to do; except move in and enjoy.

The accommodation is arranged over two floors. The Ground floor comprising separate Dining Room, Lounge with double doors to the Kitchen / Dining with access to the garden. Plus good sized Utility / Back Kitchen complete with built-in oven and double doors to garden and Cloaks, WC. On the First Floor, there are Four Bedrooms comprising Principal Bedroom with Dressing Room and Ensuite and a further three Bedrooms and Family Bathroom. Of particular note is the Attic which is floored and insulated and currently used as a Media Den. Outside there is parking to the front and the rear garden is laid in lawn and patio areas; with an excellent countryside feel and outlook.

Early viewing is a must as this residence is also conveniently located for all leading local schools and the Seahill train halt is close by; plus golf and sailing activities all within easy reach together with the ever popular coastal path. Ready to move into properties always generate great interest and we strongly recommend calling the Agent soonest to arrange a viewing.

Offers Around
£385,000

11 Craigowen Road,
Seahill,
Holywood,
BT18 0DL

Viewing by
appointment
through agent
028 9042 4747



- Superb Contemporary Detached Villa enjoying an excellent location
- Excellent Standard of Finish Throughout – There is nothing to do but move in and enjoy!
- Ground Floor Cloaks WC / Separate Utility – Back Kitchen with Built-in Oven and access to the Rear Garden
- Separate Dining Room and Separate Lounge with double doors to Kitchen / Dining
- Luxury Kitchen and Dining Area with direct access to rear Garden
- Four Bedrooms – Including Principal Bedroom with Dressing Room and Ensuite
- Family Bathroom
- Attic – The Attic which is floored and insulated and currently used as a Media Den or would make a good workspace
- Gas Heating / uPVC Double Glazed
- Enclosed Rear Garden enjoying a sunny aspect; Laid in Lawn and Patio Areas – ideal for those Summer BBQs
- Situated in the popular Seahill location - known for its easy access to Belfast and Bangor by road or rail – Seahill has it's own Railway Halt
- Close proximity to Holywood's bustling town centre with its many Café shops, restaurants, and leading schools
- Please Note - Also available by separate negotiation is a superb Garden Room – fully insulated with light and power with superb views over the surrounding countryside

The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL: Engineered solid walnut floor.



DINING ROOM: 13' 7" x 8' 2" (4.14m x 2.49m) Engineered solid oak flooring.



LOUNGE: 16' 2" x 11' 7" (4.93 x 3.53) Fireplace with maple surround and gas fire, laminate wood effect flooring, double doors to kitchen/dining.



CLOAKS: Pedestal wash hand basin, low flush wc, ceramic tiled floor.

UTILITY ROOM: 9' 8" x 9' 3" (2.95m x 2.82m) Range of units, stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, Siemens oven, ceramic tiled floor, part tiled walls, display shelving, double doors to outside.



KITCHEN WITH DINING AREA : 19' 6" x 9' 2" (5.94m x 2.79m) Range of high and low level units, larder cupboard with spice rail and shelving, display drawers, space for American fridge freezer, Siemens gas hob and oven, extractor fan, stainless steel sink unit with mixer tap, Beko integrated dishwasher, Amtico flooring, LED lighting, part tiled walls, built-in display shelving and book shelves, glazed display cabinet, built-in shelving. Open plan to . . .

DINING AREA: Laminate wood effect floor, LED lighting, door to outside.





First Floor

LANDING: Built-in display shelving with shelved cupboard with lights behind. Access via Slingsby type ladder to . . .

ROOFSPACE: (Currently used as a media den). Fully floored and insulated, Worcester gas fired boiler.

PRINCIPAL BEDROOM: 12' 9" x 12' 7" (3.89m x 3.84m)



DRESSING AREA: Wall to wall range of built-in robes with shelving.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with Topaz electric shower, pedestal wash hand basin, low flush wc, heated towel rail, ceramic tiled floor, extractor fan.



BEDROOM (2): 12' 4" x 9' 2" (3.76m x 2.79m)

BEDROOM (3): 12' 3" x 8' 7" (3.73m x 2.62m) Laminate wood effect floor, built-in shelving.



BEDROOM (4): 9' 4" x 7' 3" (2.84m x 2.21m) Laminate wood effect floor, built-in cupboard, display shelving.

BATHROOM: White suite comprising shower bath, mixer taps, Aqua Therm thermostatic shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls.



Outside

Tarmac driveway with parking for several cars.

GARDEN ROOM: 11' 5" x 7' 2" (3.48m x 2.18m) Available by separate negotiation. Light and power, fully insulated with wifi, extensive views over the surrounding countryside.

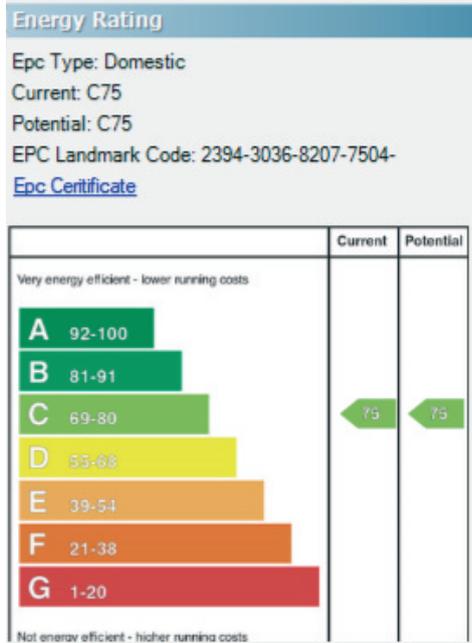
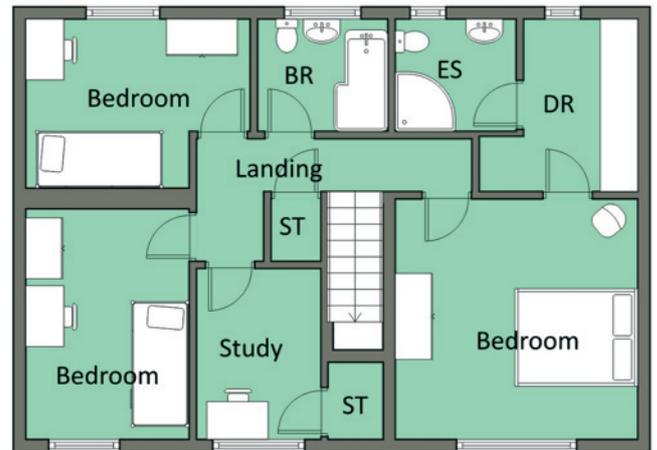
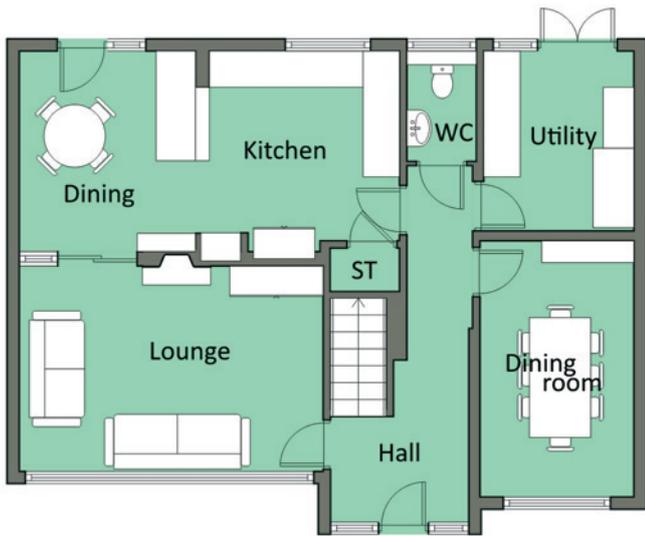
Rear garden laid in lawns, raised flower bes, paved patio area, decked terrace overlooking surrounding countryside, storage area to side, bin storage area.



Location:

Travelling along Bangor Dual Carriageway, turn left into Seahill, 1st left towards bottom following Seahill Road and Craigowen Road is a continuation. No 11 is on right hand side.

Telephone 028 9042 4747
www.templetonrobinson.com



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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.