



Larch Hill Avenue  
Holywood, BT18 0JW

Offers in the region of £425,000



## *Larch Hill Avenue, Holywood*

HMK Property is delighted to introduce No.16 Larch Hill Avenue, Holywood to the sales market. This substantial detached family home consists of bright entrance hall, a large lounge with balcony area, separate dining room, and separate kitchen with casual breakfast area. There are three excellent bedrooms, with built in robes and one with en-suite shower room, an additional television room/teenage den (previously used as a 5th bedroom) and separate W/C. On the lower level there is a useful utility area, plumbed for washer/dryer, leading to a separate study/home office, a fourth bedroom with built in storage, ceramic sink and separate shower cubicle. Furthermore, there is a large drawing room with sliding doors with direct access to a large patio area and substantial rear garden. Adding to the unique feel of No.16 Larch Hill Avenue, there is an integrated bar area, with mahogany counter top, and access to storage space and a further concealed storage room. Also on the lower ground level is direct access to a large double garage, with twin doors, electric, two additional storage rooms and access to rear garden. Tucked away on a generous corner site No.16 offers ample off street parking, and mature gardens and flowerbeds. To truly appreciate the space, flexibility and potential No.16 has on offer, contact HMK Property to arrange a viewing on 02890397712.











## *The facts you need to know...*

- A substantial five bed detached property in highly sought after location
- A large kitchen with casual dining area
- Family Bathroom along with en-suite shower room
- Office/Study located on the lower level
- Integrated double garage, housing gas boiler
- Spacious living room with access to balcony
- Flexible accommodation offering either 4/5 Bedrooms with 4/5 reception rooms
- Utility Space on lower ground floor
- Large lower ground entertaining space, to include built in bar
- Priced to allow modernisation









## *The property comprises...*

### **GROUND FLOOR**

#### **ENTRANCE HALL**

A spacious entrance hall with natural light flooding in from a sun porch with glass panel door, ceramic tiled floor leading to a cloakroom.

#### **LOUNGE**

24'9 x 14'9

A spacious lounge with Scrabo stone fireplace, picture window and doors onto a balcony overlooking the rear garden.

#### **KITCHEN/BREAKFAST AREA**

23'00 x 12'00

An excellent range of high and low level units, partially tiled walls and tiled floor, integrated appliances to include 4 ring ceramic hob, and electric oven and a useful larder cupboard with shelving for additional storage and, dual aspect picture windows overlooking the side and rear gardens.











## *The property comprises...*

### **MASTER BEDROOM**

15'4 x 13'0

A substantial master bedroom with large picture window overlooking the front of the front with built in wardrobes, and cornice ceiling.

### **BEDROOM TWO**

15'0 x 13'0

A large double bedroom with built in wardrobes, carpet, and original features to include cornice ceiling, and a large picture window.

### **EN-SUITE**

En-suite with fully tiled shower cubicle, low flush W/C, pedestal wash hand basin and fully tiled walls.

### **TELEVISION ROOM/BEDROOM FIVE**

12'0 x 10'0

Currently used as a cosy television room







## *The property comprises...*

### **BEDROOM THREE**

11'00 x 10'0

A spacious double bedroom with cornice ceiling, and skirting boards, overlooking the front of the property.

### **BATHROOM**

A substantial family bathroom, with tiled flooring and walls, corner shower cubicle, panel bath, low flush w/c, and 'Rak' ceramic sink and linen closet.

### **REAR HALLWAY**

Linen press and built in cupboards

### **LOWER LEVEL**

Fixed staircase leading to...

### **DRAWING ROOM**

25'0 x 15'0

A large drawing room with fireplace with electric fire inset, raised granite hearth, sliding patio doors to flagged patio and rear garden.

### **BAR/ ENTERTAINING SPACE**

Built in bar with mahogany counter top, access to storage space and a further concealed storage room.

### **BEDROOM FOUR**

15'0 x 11'6

A large fourth bedroom with built in wardrobes with louvered doors, vanity unit with wash hand basin, fully tiled shower cubicle, with pleasant views of garden

### **OFFICE/STUDY**

10'9 x 10'6

Built in book shelving, wood block floor.

### **ULTILY SPACE**

Single drainer stainless steel sink unit with mixer taps, range of medium oak finish cupboards, plumbed for washing machine, ceramic tiled floor, door leading to garage

### **DOUBLE GARAGE**

25'0 x 18'3

Twin up and over doors, light and power,





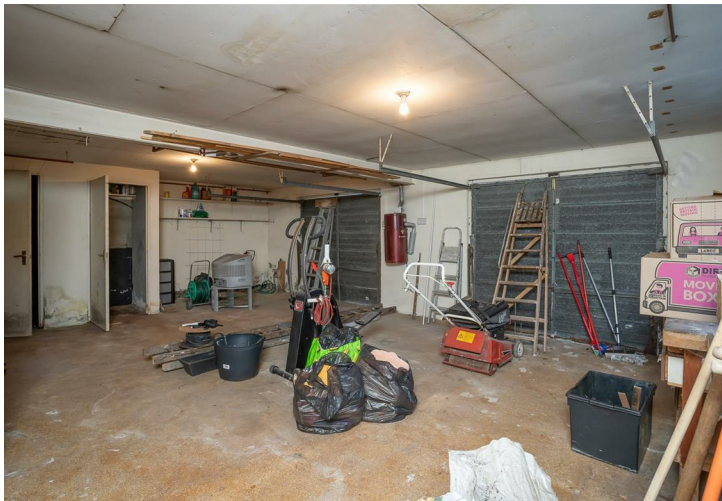
'Worcester' gas boiler, two further store rooms along with direct access onto a large rear garden.











## Additional Information

No.16 Larch Hill Avenue, Hollywood is without question one of the most sought after locations in Hollywood. Only a two minute drive to Hollywood's vibrant town centre, and 10minutes from Bangor with an array of shops, cafes and restaurants. Seahill Train Halt and the stunning North Down coastline only a short walk away.

Need to sell to buy? Contact Hannah-Mary Kennedy today on 02890397712 to arrange a valuation on your home.

### ENERGY EFFICIENCY RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

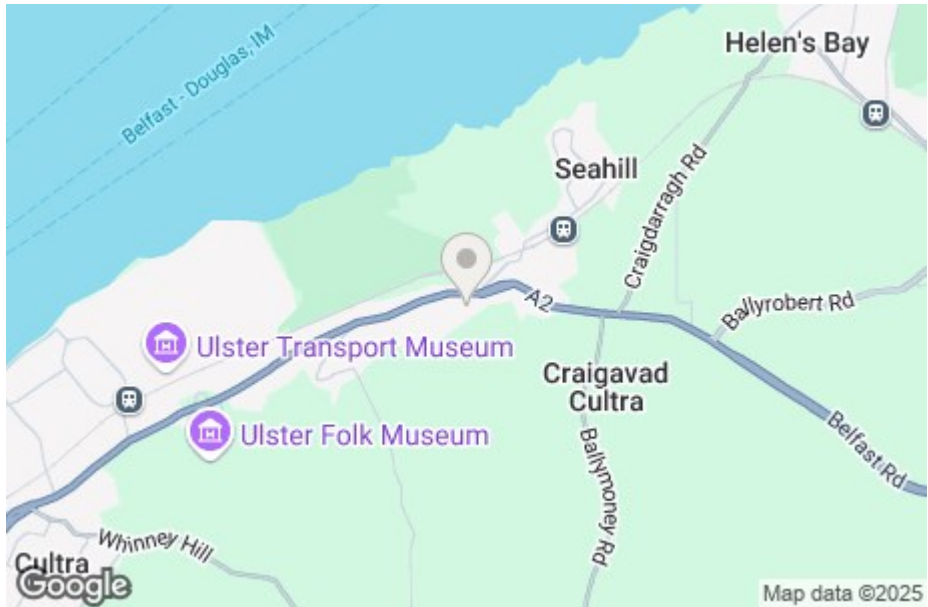
### VIEWING

By appointment with HMK Property



# Location

Travelling along the Bangor Road towards Seahill, turn right onto Larch Hill. Turn left onto Larch Hill Avenue. No.16 is at the end of the road on the left hand side.



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HMK Property  
8 Grand Parade  
Belfast  
BT5 5HH  
T: 02890397712  
E: [info@hmkproperty.com](mailto:info@hmkproperty.com)

[www.hmkproperty.com](http://www.hmkproperty.com)

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