



An immaculately presented, detached bungalow occupying a delightful site located within an established residential area. The spacious and well proportioned accommodation offers the eventual purchaser a great degree of versatility and could be easily adapted to suit their requirements. Briefly comprising hallway, lounge, an impressive recently fitted kitchen open plan to dining with direct access to the rear garden, four bedrooms (the fourth is currently set up as a study) plus modern bathroom with four piece suite. The property is further enhanced by oil fired central heating and uPVC frame double glazed windows. Complemented by a high standard of finish, the property is tastefully decorated throughout leaving the eventual purchaser with little to do but move in. Externally, the notably private site boasts a South facing rear garden; The space has been beautifully landscaped with large paved patio, tiered flower beds leading to lawn. A tarmac driveway offers ample off street parking and leads to an attached single garage.

Conveniently located just off Croft Road, Ardmore is a quiet residential area yet within close proximity to Hollywood town centre and delightful walks including Ballymenoch Park and the North Down coast. Leading local schools are on your doorstep and Hollywood railway halt benefits from rail links to both Belfast, Bangor and several stops along the way making it perfect for families and commuters alike. This beautiful home is sure to appeal to a range of prospective purchaser – from families to downsizers alike. Internal viewing is a must.

Offers Around
£369,950

33 Ardmore Road,
HOLYWOOD,
BT18 0PJ

Viewing by
appointment
through agent
028 9042 4747



- Immaculately presented, well appointed detached bungalow
- Versatile layout - Could be adapted to suit occupier's requirements
- Hallway / with 2 x stores
- Lounge with feature wood burning stove
- Kitchen open plan to Dining
- (Recently fitted shaker style kitchen with range of built in appliances)
- Four well proportioned bedrooms
- Bedroom 4 currently set up as a Study
- Modern bathroom with 4 piece white suite
- Oil fired central heating
- uPVC frame double glazed windows
- Tarmac driveway leading to attached garage
- Fully enclosed, private, South facing rear garden
- View out to Belfast lough from the garden
- Quiet residential area yet within close proximity to Holywood town centre
- Leading local schools are on your doorstep and Holywood railway halt benefits from rail links to Belfast & Bangor
- Will appeal to a wide range of prospective purchaser - Viewing is a must

The Property Comprises:

Ground Floor

uPVC front door with matching side light to . . .

HALLWAY: Engineered oak flooring.

STORE (1):

STORE (2):

LOUNGE: 16' 9" x 11' 6" (5.1m x 3.5m) Engineered oak flooring, feature wood burning stove with slate hearth, low voltage spotlights.



OPEN PLAN KITCHEN/DINING: 18' 4" x 9' 10" (5.6m x 3.0m) Shaker style kitchen with excellent range of high and low level units with built-in wine rack, 1.5 bowl ceramic sink unit with drainer and swan neck mixer tap, wood block worktops, range of built-in appliances to include; eye level oven, four ring ceramic hob with concealed extractor fan, grill, fridge freezer, dishwasher, wine cooler, part tiled walls, concealed lighting, engineered oak flooring, uPVC double glazed sliding door with matching picture window overlooking and offering direct access to rear garden.



BEDROOM (1): 11' 10" x 11' 6" (3.6m x 3.5m) Engineered oak flooring.



BEDROOM (2): 11' 6" x 9' 2" (3.5m x 2.8m) Engineered oak flooring.



BEDROOM (3): 9' 2" x 8' 6" (2.8m x 2.6m) Engineered oak flooring.



BEDROOM (4)/STUDY: 9' 2" x 8' 2" (2.8m x 2.5m)



BATHROOM: Modern four piece white suite comprising panelled bath, separate fully tiled built-in shower cubicle with Mira Vie electric shower unit, low flush wc, pedestal wash hand basin with mixer tap, heated towel rail, fully tiled walls, vinyl flooring.



Outside

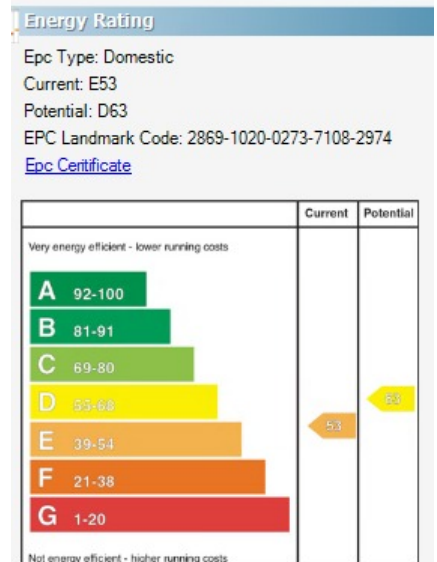
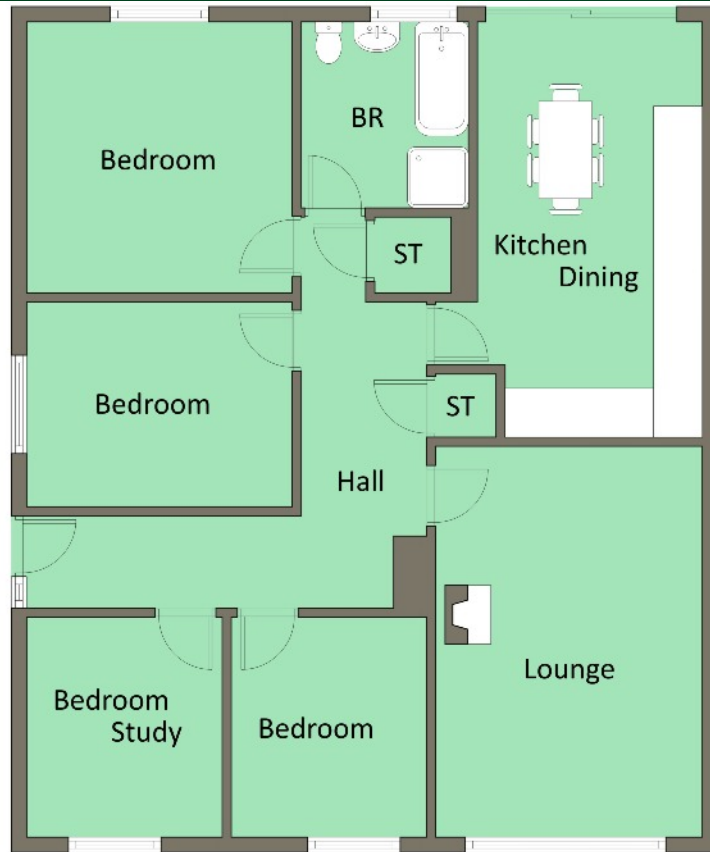
Tarmac driveway to . . .

ATTACHED GARAGE: Up and over door, light and power, single door to rear garden.

Fully enclosed private south facing rear garden, beautifully landscaped with large paved patio, tiered flower beds leading to lawn.







Location:

Travelling up Croft Road, turn right onto Ardmore Road.

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

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