

simonBRIEN
RESIDENTIAL

2 Old Station Road,
Holywood, BT18 0BX



Asking Price £750,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Highly sought after location on Old Station Road in Craigavad
- Charming detached family home extending to approximately 3500 sq ft
- Three reception rooms including living room, sitting room and dining room
- Home office with double doors to the rear gardens
- Orangery from the sitting and dining room with doors out to the gardens
- Open plan kitchen, living and casual dining space
- Five well proportioned bedrooms, two with ensuite facilities
- Family bathroom on first floor, shower room on ground floor
- Utility room
- Enclosed and private gardens surrounding the property
- Detached garage
- Secure entry via electric gates with driveway parking
- Within easy reach of Belfast and Bangor via road or rail
- Less than 5 minutes from Holywood High Street, with its many schools, cafes and restaurants
- 10 minute walk to the popular North Down coastal paths
- Oil fired central heating and double glazed windows

SUMMARY

2 Old Station Road is a detached family home situated in the highly sought after residential location of Craigavad. A short walk to the North Down coastal paths, and a few minutes' drive to Holywood, with Bangor and Belfast easily commutable via the A2, George Best Belfast City Airport is also only an 8 minute drive.

The accommodation extends 3,500 sq ft and is laid out over two levels. You are greeted by a bright and open reception hall, the main living accommodation is open plan with a tasteful kitchen with black granite worktops open to a casual dining and living space. There are further reception rooms including a living room, sitting room, dining room, orangery and a home office. the bedroom accommodation comprises of a downstairs bedroom with en suite shower room and a further three bedrooms on the first floor, one with en suite bathroom and a main bathroom on first floor facilitates the other bedrooms. On the ground floor there is also a utility room an additional shower room. Outside you are surrounded by mature and private gardens laid in lawns, there is a detached garage and brick paver driveway. The heating is oil fired and windows are double glazed windows.

All in all this is a fine home with nothing to do but move in.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENCLOSED TILED ENTRANCE PORCH:

uPVC double glazed inner door to Reception Hall.



RECEPTION HALL:

Feature sweeping staircase to First Floor.



LOUNGE:

19' 0" x 15' 1" (5.79m x 4.6m)

Natural brick recessed fireplace with tiled hearth and mahogany mantle, solid oak wood floor, French door to garden. Glazed double door to Dining Room.





DINING ROOM:
15' 9" x 10' 2" (4.8m x 3.1m)

Period style corner fireplace with cast iron and tiled inset with marble hearth. Double glazed doors to Orangery.

OPEN PLAN KITCHEN/LIVING:
26' 11" x 16' 5" (8.2m x 5m)

Excellent range of high and low level units, granite worktops, Bosch four ring induction hob, Bosch built-in oven and grill, extractor hood. Island unit with granite worktop, ceramic sink with mixer tap, breakfast bar, wine fridge, built-in dishwasher, larder unit with pull-out storage, space for American fridge freezer, ceramic tiled floor, double glazed French doors to patio, cornice ceiling in living area.



ORANGERY:
21' 4" x 13' 10" (6.5m x 4.22m)

Vaulted ceiling, light oak wood strip flooring, double glazed French door to garden.



DRAWING ROOM:
15' 5" x 12' 2" (4.7m x 3.71m)

Corner fireplace with stove.





UTILITY ROOM:

Plumbed for washing machine, single drainer 1.5 bowl stainless steel sink unit with mixer tap, high and low level units, ceramic tiled floor, hot water cylinder.



BEDROOM (4):

15' 9" x 14' 1" (4.8m x 4.29m)



ENSUITE SHOWER ROOM:

Fully tiled double built-in shower cubicle, pedestal wash hand basin, low flush wc, heated towel rail, ceramic tiled floor, walk-in storage nook.



BEDROOM (5)/HOME OFFICE:
14' 1" x 11' 2" (4.29m x 3.4m)
uPVC double glazed patio door to garden.



PRINCIPAL BEDROOM:
29' 10" x 20' 11" (9.09m x 6.38m)



SHOWER ROOM:
Built-in shower cubicle with electric shower, double sinks with mixer tap with shelving, low flush wc, heated towel rail, fully tiled walls, ceramic tiled floor.



ENSUITE BATHROOM:
Fully tiled walls, ceramic tiled floor, low flush wc, pedestal wash hand basin with mixer taps, free standing bath with mixer taps and built-in storage nooks, fully tiled walk-in shower.



FIRST FLOOR

LANDING:
Eaves Storage.



BEDROOM (2):
16' 9" x 11' 10" (5.11m x 3.61m)





BEDROOM (3):
16' 9" x 11' 10" (5.11m x 3.61m)



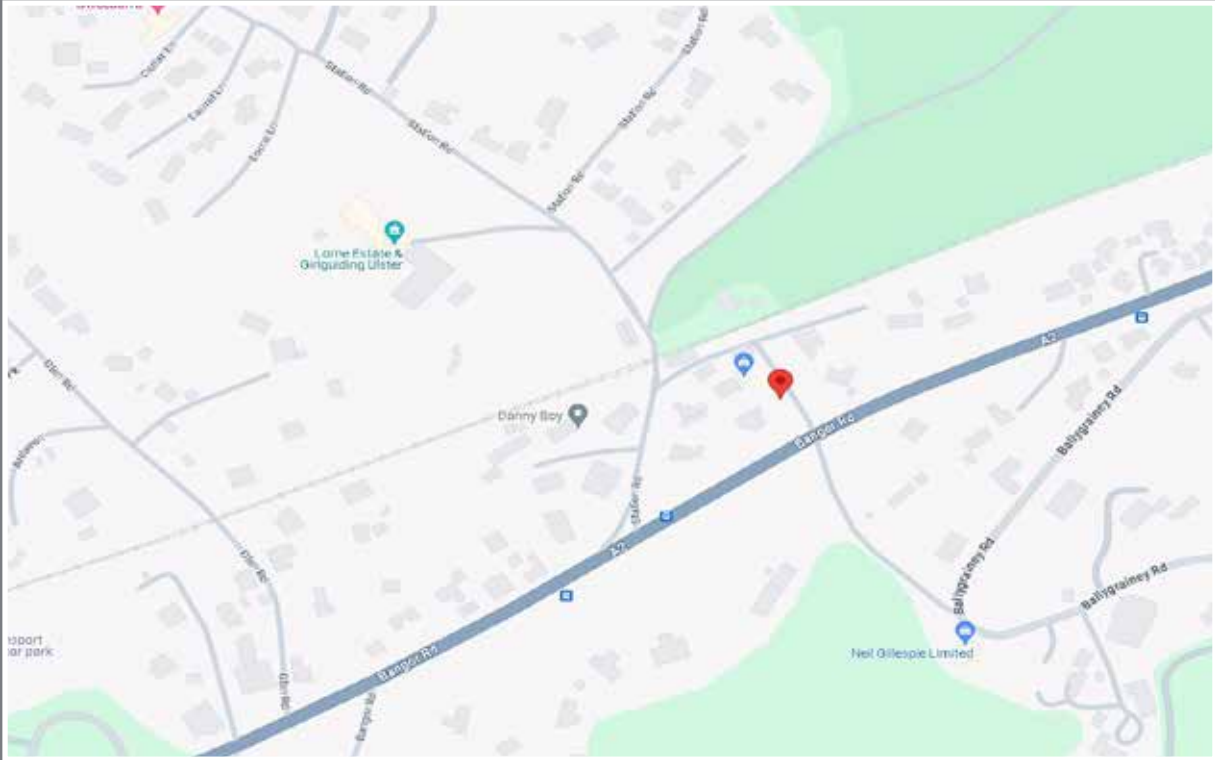
BATHROOM:
Roll top ball and claw bath with mixer taps and telephone hand shower, wash hand basin, low flush wc, fully tiled walk-in shower cubicle with over head shower and body jets, feature subway tiling, ceramic tiled floor, Velux window.



OUTSIDE
GARAGE:
19' 0" x 15' 1" (5.79m x 4.6m)
Light, power, up and over door.
Brick paviour driveway to low maintenance good sized private enclosed gardens in lawns, mature flora and paved patio areas. Boiler house with oil fired boiler. Outside tap and lights. Outdoor power sockets. UPVC fascia and soffits.



Location



LOCATION: Travelling from Holywood towards Bangor on the Bangor Road, turn left onto Old Station Road. No.2 is the first on the left.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	48 E	
21-38	F		
1-20	G		

EPC REF: 0360-2034-6290-2007-5351

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.