



Occupying an elevated position at the top of the Craigtlet Hills, this bright & spacious detached bungalow enjoys uninterrupted views across open countryside.

Extending to approximately 0.8 acre, the mature gardens envelope the property and feature a large tarmac driveway plus ample rear garden in lawn with timber decked area. The internal layout is notably spacious and could be easily adapted to suit the occupier's requirements – may that be for additional bedrooms or office space for those working from home. Currently in the form of living room open plan to dining, sitting room, kitchen – dining, four double bedrooms (principal with ensuite) plus main bathroom and utility. Further enhanced by uPVC frame double glazed windows and oil-fired central heating. The property has been well looked after over the years and offers vast potential to the new owner to update as is, or to extend and reconfigure entirely without compromising the ample garden space.

Despite its idyllic rural environs, the location remains highly convenient and sought after offering ease of access to Hollywood, Dundonald, Ballyhackamore, Belmont and Belfast. We anticipate a high level of interest from a range of prospective purchaser and therefore highly recommend internal viewing to appreciate all this home has to offer.

Offers Around
£450,000

112 Ballyregan Road,
Hollywood,
BT18 9RP

Viewing by
appointment
through agent
028 9042 4747



- Bright & spacious detached bungalow occupying an elevated position at the top of Craigtlet Hills
- Enveloped by mature gardens extending to circa 0.8 acres
- Well-appointed & adaptable layout
- Reception porch leading to hallway
- Living Room open plan to-
- Dining Room
- Kitchen open plan to dining
- Four well-proportioned bedrooms
- (Principal with ensuite & bed 2 with shower facility)
- Sitting Room with access to exterior
- Main bathroom
- Utility
- uPVC frame double glazed windows
- Oil fired central heating (New Grant boiler installed 2022)
- Offers vast potential for both renovation & / or extending
- Tarmac driveway offering ample parking
- Highly convenient & sought after location offering ease of access to Holywood, Dundonald, Ballyhackamore, Belmont and Belfast.

The Property Comprises:

Ground Floor

uPVC double glazed front door to . . .

RECEPTION PORCH: Ceramic tiled floor.

2 CLOAK STORES:

CLOAKROOM/WC: Low flush wc, wall mounted wash hand basin with mixer tap and low level drawer, fully tiled walls, ceramic tiled floor, wired mirror.



LIVING ROOM: 19' 0" x 17' 5" (5.8m x 5.3m) Feature marble fireplace with matching inset and hearth.



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Step to . . .

DINING ROOM: 9' 10" x 9' 10" (3m x 3m)



KITCHEN OPEN PLAN TO DINING: 19' 0" x 9' 10" (5.8m x 3m) Country style kitchen with range of high and low level pine units including matching cooker canopy, stainless steel 1.5 sink unit with drainer and mixer tap, laminate worktops, built-in appliances to include Bosch four ring gas hob with electric oven, Belling microwave, Hotpoint dishwasher, part tiled walls, ceramic tiled floor, uPVC double glazed door, matching dresser with range of cupboards, shelving and display cabinets.



UTILITY ROOM: 9' 10" x 9' 6" (3m x 2.9m) Range of built-in units, composite sink unit with drainer and mixer tap, plumbed for washing machine, ceramic tiled floor, uPVC double glazed door to exterior, electric cupboard. Grant oil fired boiler (installed 2022) located outside to rear).



SITTING ROOM: 19' 8" x 13' 1" (6m x 4m) Solid oak wood floor, uPVC double glazed sliding doors to exterior.



SHOWER ROOM: Fully tiled built-in shower cubicle with Aqualisa shower unit, wash hand basin with mixer tap and low level cupboard, low flush wc, fully tiled walls, ceramic tiled floor, heated towel rail, mirror with light, extractor fan, window.



BEDROOM (1): 17' 5" x 9' 6" (5.3m x 2.9m) Wall to wall range of built-in robes.



ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with Aqualisa shower unit, panelled bath with tiled surround, pedestal wash hand basin, low flush wc, Shaver point, ceramic tiled floor, extractor fan, window.

BEDROOM (2): 13' 1" x 9' 10" (4m x 3m) Feature mains shower unit, built-in robe with mirror sliding doors.

BEDROOM (3): 12' 2" x 9' 10" (3.7m x 3m)

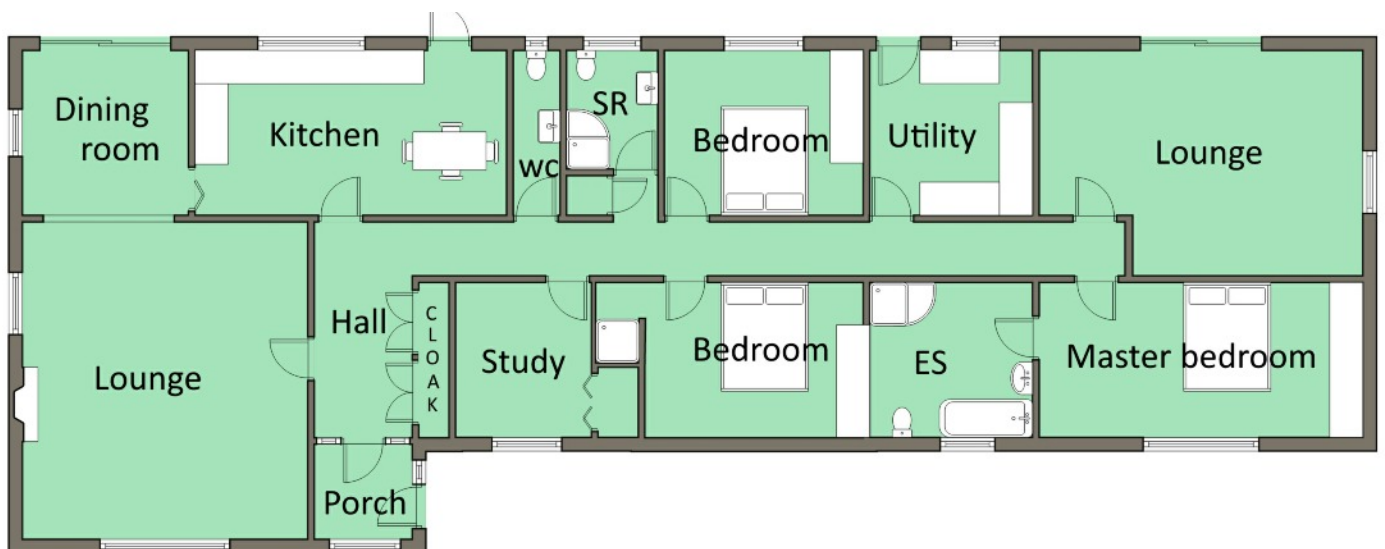


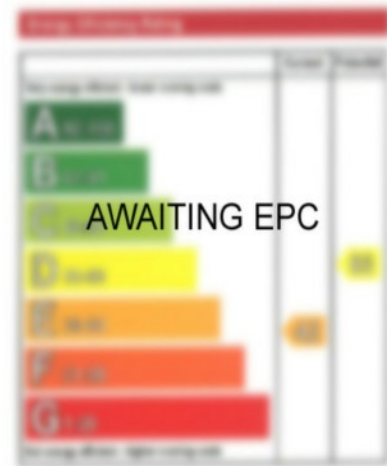
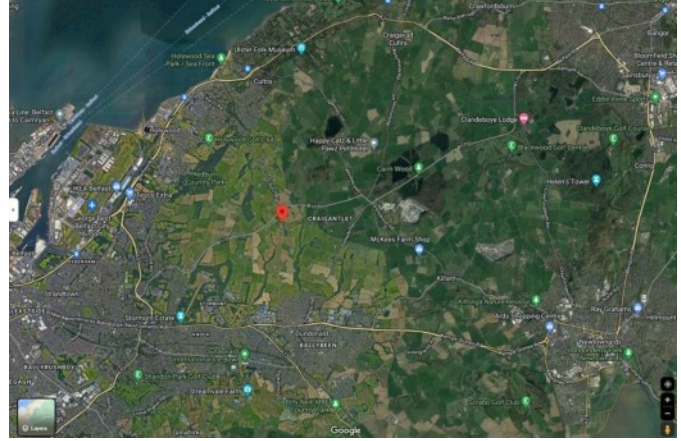
BEDROOM (4)/STUDY: 9' 6" x 8' 6" (2.9m x 2.6m)



Outside

0.8 acre site. Mature gardens in lawn, well stocked flower beds to front, tarmac driveway offering ample parking. Good sized rear garden in lawn bordered by hedging, outside tap and light, uPVC oil tank, septic tank.





Location:

From Holywood: Travelling up Church Road, at the junction of Ballymiscaw Road, turn right then sharp left onto Ballyregan Road. Number 112 is positioned on the right hand side.

Distances:

Holywood approx 2.2 miles, Dundonald approx 2.2 miles, Bangor approx 6.5 miles, Belmont approx 3.5 miles, Ballyhackamore approx 3.5 miles, Belfast city centre approx 7 miles.

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