

45 GLEN ROAD,
HOLYWOOD, BT18 0HB



TEMPLETON
ROBINSON



PRICE: OFFERS OVER £995,000

Occupying one of the finest sites along the North Down coastline boasting 180 degree uninterrupted views over Belfast Lough, this house has a lot to offer.

The current property offers surprisingly spacious accommodation designed to ensure the principal rooms take full advantage of the breathtaking views.

The addition of a side annex which is perfect for guests offering luxury apartment living with two bedrooms, open plan living with kitchen and access to a raised balcony, again with panoramic lough views, perfect for a long summer evening watching the sun go down.





- Deceptively Spacious Detached Family Home on on of the Most Outstanding Sites along the North Down Coastline
- Uninterrupted 180 Degree Views over Belfast Lough

- 4 Bedrooms in Detached Home & Apartment Annex with 2 Bedrooms
- Living Room Open Plan to Kitchen
- Dining Room/Study
- Main Bathroom & Downstairs Shower Room
- Gas Fired Central Heating & uPVC Double Glazed

- Annex with 2 Well Proportioned Bedrooms Open Plan Living Room to Modern Fitted Kitchen with Direct Access to Raised Balcony with Outstanding Lough Views

- Delightful ½ Acre Site with Attached Garage, Ample Private Parking & Front, Side & Rear Gardens
- Convenient to Holywood, Belfast & Bangor Within Easy Reach of Belfast City Airport





GROUND FLOOR

COVERED ENTRANCE PORCH: uPVC double glazed front door to . . .

ENTRANCE HALL: Laminate wood flooring.

SHOWER ROOM: Low flush wc, pedestal wash hand basin, fully tiled built-in shower cubicle with electric shower, ceramic tiled floor.

DINING ROOM/STUDY: 15' 1" x 9' 2" (4.6m x 2.8m) Wood block flooring, uPVC double glazed sliding doors to garden. Glazed double doors to . . .

LIVING ROOM: 18' 1" x 12' 10" (5.5m x 3.9m) Raised tiled fireplace with Baxi grate, wood block flooring, sea views, double glazed sliding patio door to side. Open plan to . . .

MODERN FITTED KITCHEN: Extensive range of high and low level units, granite worktops, circular sink unit with mixer tap, Rangemaster with double oven and five ring gas hob, plumbed for American style fridge freezer, extractor fan, recessed spotlights, ceramic tiled floor, sea view.

SITTING ROOM: 30' 2" x 10' 10" (9.2m x 3.3m) Fireplace with oak surround, fabulous sea views.

FIRST FLOOR

BEDROOM (1): 16' 5" x 9' 10" (5m x 3m) Sea view.

BEDROOM (2): 12' 10" x 7' 10" (3.9m x 2.4m) Built-in wardrobe.

BEDROOM (3): 10' 10" x 7' 7" (3.3m x 2.3m) Sea view.

BEDROOM (4): 9' 10" x 9' 10" (3m x 3m) Sea view.

BATHROOM: Comprising panelled bath with mixer tap and telephone hand shower, low flush wc, pedestal wash hand basin, fully tiled walls, hotpress with copper cylinder and immersion heater.

BASEMENT

UTILITY ROOM: 14' 5" x 6' 7" (4.4m x 2m) Stainless steel sink unit, ceramic tiled floor, service door to double garage.

ANNEX APARTMENT:

OPEN PLAN MODERN FITTED KITCHEN WITH CASUAL DINING & FAMILY ROOM: 23' 11" x 21' 4" (7.3m x 6.5m) Excellent range of high and low level units, laminate worktops, Leisure single drainer stainless steel sink unit with mixer tap, built-in oven, four ring ceramic hob with extractor fan above, plumbed for washing machine, part tiled walls, oak wood flooring, uPVC double glazed double doors to raised and enclosed feature decking with sea views.

BEDROOM (1): 19' 8" x 10' 10" (6m x 3.3m) Wall to wall range of wardrobes with mirrored sliding doors, sea views.

BEDROOM (2): 16' 1" x 6' 7" (4.9m x 2m) (at widest points). Laminate wood effect floor.

SHOWER ROOM: Fully tiled built-in shower cubicle with overhead shower and body spray attachments, low flush wc, vanity unit, heated towel rail, recessed spotlights, ceramic tiled floor.

OUTSIDE

DOUBLE GARAGE: 24' 11" x 19' 4" (7.6m x 5.9m) Electric up and over door, light and power, twin gas fired boilers.

Shared laneway to private tarmac driveway. Half acre site with mature well tended gardens to front, substantial lawn areas to side and rear.











OUTSIDE

DOUBLE GARAGE: 24' 11" x 19' 4" (7.6m x 5.9m) Electric up and over door, light and power, twin gas fired boilers.

Shared laneway to private tarmac driveway. Mature well tended gardens to front, substantial lawn areas to side and rear.





Floor 3



Floor 1

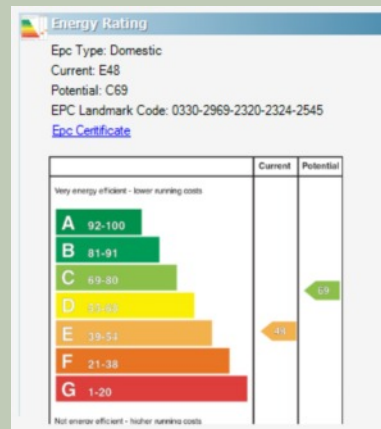


Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

LOCATION:

At the very bottom of Glen Road on the right hand side.



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.