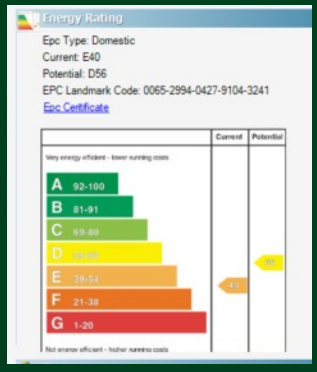
TEMPLETON ROBINSON

4 Church Avenue, Church Road, HOLYWOOD, BT18 9BJ

Offers Around £600,000

Viewing by appointment with & through agent
028 90 424747



A handsome Victorian terrace offering an elusive blend of privacy and convenience nestled within the heart of Holywood.

The property has been sympathetically modernised with an extension to the rear that blends seamlessly with the character and fabric of the building. Affording a deceptively spacious, open plan layout complemented by a stylish, high standard of finish, the property is tastefully decorated in neutral tones throughout. Arranged over 3 floors, the layout could be easily adapted to suit the occupier's requirements – may that be for more bedrooms, reception space, or home office. The property is further enhanced by gas fired central heating and double glazed windows throughout. The interior is complimented by a landscaped, notably private rear garden.

A location rivalled by none, it is within proximity to the town with its array of boutique shops, cafes, along with Holywood Golf Club and delightful walks including Ballymenoch Park and North Down coast. Holywood railway station benefits from rail links to Belfast, Bangor and several stops along the way making it ideal for commuters. I would anticipate the property will appeal to a range of prospective buyer from professionals to young families and even downsizers alike.

- Handsome Victorian terrace located within the heart of Holywood
- Sympathetically modernised & extended
- Adaptable layout arranged over 3 floors
- High standard of finish & tastefully decorated in neutral tones
- Hallway
- Drawing Room
- Dining Room open to Kitchen
- Cloaks WC
- Four double bedrooms
- Bedroom 1 ensuite / also main bathroom
- Bedroom 2 with ensuite
- Gas fired central heating
- Double glazed windows throughout property
- Front garden in lawn, quarry tiled path to entrance
- Enclosed, landscaped notably private rear garden
- Timber summer house with light & power
- Delightful walks nearby including Ballymenoch Park & North Down coast
- Holywood railway stop with links to Belfast & beyond-ideal for commuters
- Nearby Holywood town with an array of boutique shops, cafes, health centre & Holywood Golf Club

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The Property Comprises:

Hardwood front door with insulated panel above with detailed house number (both newly fitted) to:

Ground Floor

HALLWAY: Cornice ceiling, ceiling rose, corbel details.

LIVING ROOM: 15' 9" x 12' 6" (4.8m x 3.8m) Into bay windows, bespoke shutters. Cornice ceiling, picture rail, ceiling rose, feature fireplace with marble surround, cast iron and decorative tiled inset, slate hearth, (working open fire) engineered oak floor, Newly fitted twin French doors (leading to Dining Room) which are sympathetic to the original dwelling.

DINING ROOM: 12' 2" x 9' 10" (3.7m x 3.0m) Engineered oak wooden floor, cornice ceiling, picture rail.

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Steps to...

KITCHEN: 16' 5" x 16' 5" (5m x 5m) Bespoke shaker style kitchen with extensive range of high and low level units, plus matching dresser units and island, Belfast ceramic sink with mixer tap, Quartz worktops, range cooker with electric oven and gas hob, concealed extractor fan and tiled splash back, integrated dish washer, washing machine, American style fridge/freezer, built in wine rack, Chinese slate flooring, low voltage spotlighting, feature sloping glazed roof light, twin french doors leading to exterior.

CLOAKS WC: Low flush WC, wall mounted wash hand basin, extractor fan.

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First Floor Return

LINEN CUPBOARD: With gas fired boiler (Worcester gas fired boiler)

BEDROOM (3): 12' 2" x 9' 10" (3.7m x 3m) Cornice ceiling, picture rail, newly fitted carpet with thick underlay

First Floor

LANDING

BATHROOM/ENSUITE TO PRINCIPAL BEDROOM: Luxury bathroom with tiling from David Scott and Mandarin Stone. White suite comprising walk in shower cubicle with marble tiled with shelving, drencher shower and telephone hand shower, free standing bath with telephone hand shower and mixer tap, 'Porter' vanity with twin porter sink unit and mixer tap, marble tops and upstand, bluetooth speaker, marble skirting, ceramic tiled floor with controllable 'Schluter' underfloor heating, extractor fan, heated towel rail, window.

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BEDROOM (1): 12' 10" x 17' 1" (3.9m x 5.2m) Panelled walls, high, cornice ceiling, ornate original ceiling rose, newly fitted carpet with thick underlay, feature fireplace with marble surround, cast iron and decorative tiled inset, slate hearth, (working open fire).

Second Floor

LANDING: Roofspace access.

BEDROOM (2): 12' 10" x 11' 6" (3.9m x 3.5m) Velux and dormer window, built in wardrobes, newly fitted carpet with thick underlay, Recently installed low voltage spot lighting and panelling plus roofspace access.

ENSUITE: Luxury shower room with tiling from David Scott and Mandarin Stone, Comprising tiled shower cubicle with shelving, drencher shower with telephone hand shower, vanity unit with wash hand basin, wall mounted, marble tiled, mixer tap, storage cupboard, close coupled WC, part tiled walls and skirting, flooring, Velux windows, heated towel rail, extractor fan, access to eaves storage.

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BEDROOM (4): 10' 10" x 9' 10" (3.3m x 3m) Dormer winder, built in book shelving.

Outside

FRONT: Laid in lawns, quarry tiled path to entrance, hedge boundary.

REAR: Enclosed, landscaped and notably private rear garden, large composite decked area and steps to porcelain patio, garden in lawn with raised beds with an array of plants and shrubbery.

Timber summer house - Light and power.

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Sizes And Dimensions Are Approximate. Actual May Vary.

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Location:

From the Maypole in Holywood town centre, continue up Church Road for 0.4km then turn left onto Church Avenue.

Additional Information

-Church Avenue is a cul-de-sac
-Twisel bridge path offers easy access to Victoria Rd etc...
-Short walk from Glenlyon Park walking trail

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Lisburn Road - 028 90 66 3030
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The Property Ombudsman