



This excellent semi-detached home is ideally situated on a large corner site near Holywood's bustling town centre, with its array of shops, restaurants, and recreational amenities.

Inside, the property offers bright and well-proportioned accommodation, complemented by a ground-floor extension to include a larger kitchen and downstairs shower room. With three bedrooms, bathroom, uPVC double glazing and oil central heating, this home combines comfort with practicality.

Outside, the well-maintained rear garden includes a raised deck, a separate garage and off street driveway parking, while the neat front garden adds to the property's appeal. Its prime location provides easy access to top schools, scenic coastal walks, Ballymenoch Park, the beach, George Best City Airport, and effortless commuting to Belfast by road or rail.

Offers Over
£315,000

39 Princess Gardens,
Holywood,
Co Down,
BT18 0PN

Viewing by
appointment
through agent
028 9042 4747



- Attractive red brick extended semi-detached home on large corner site
- Large living Room with wood burning stove
- Downstairs shower room & WC
- Extended fitted Kitchen with large dining space
- 3 good sized bedrooms with built in storage
- White bathroom suite
- uPVC double glazing / Oil fired central heating
- Separate Garage
- Easily maintained front and rear gardens
- Popular and convenient location
- Large corner site offering a great opportunity to extend if desired

The Property Comprises:

Ground Floor

Double wooden front door to . . .

TILED PORCH: uPVC glazed inner door to . . .

ENTRANCE HALL: Wood effect laminate flooring.

LARGE LIVING AREA: 26' 11" x 10' 10" (8.2m x 3.3m) Wood effect laminate flooring, wood burning stove, large windows with outlook to front, bay window, patio doors to rear decking area, low voltage spotlights.



EXTENDED KITCHEN: 19' 4" x 8' 6" (5.9m x 2.6m) Range of high and low level units, zanussi electric hob, 1.5 bowl sink unit with chrome mixer tap, grey wood effect tiled flooring, casual dining area, patio door to decking area.



FULLY TILED SHOWER ROOM: 8' 6" x 5' 7" (2.6m x 1.7m) Low flush wc, wash hand basin with chrome mixer tap, wet room style shower, heated towel rail.



First Floor

BEDROOM (1): 12' 6" x 11' 2" (3.8m x 3.4m) (at widest points). Built-in storage, outlook to front.



Telephone 028 9042 4747
www.templetonrobinson.com

BEDROOM (2): 12' 6" x 10' 10" (3.8m x 3.3m) Built-in storage, outlook to rear.



BEDROOM (3): 8' 2" x 8' 2" (2.5m x 2.5m) Built-in storage, outlook to front.

BATHROOM: 8' 2" x 7' 3" (2.5m x 2.2m) Comprising low flush wc, wash hand basin with chrome mixer tap, bath, part tiled walls, shower enclosure, heated towel rail, laminate wood effect flooring.

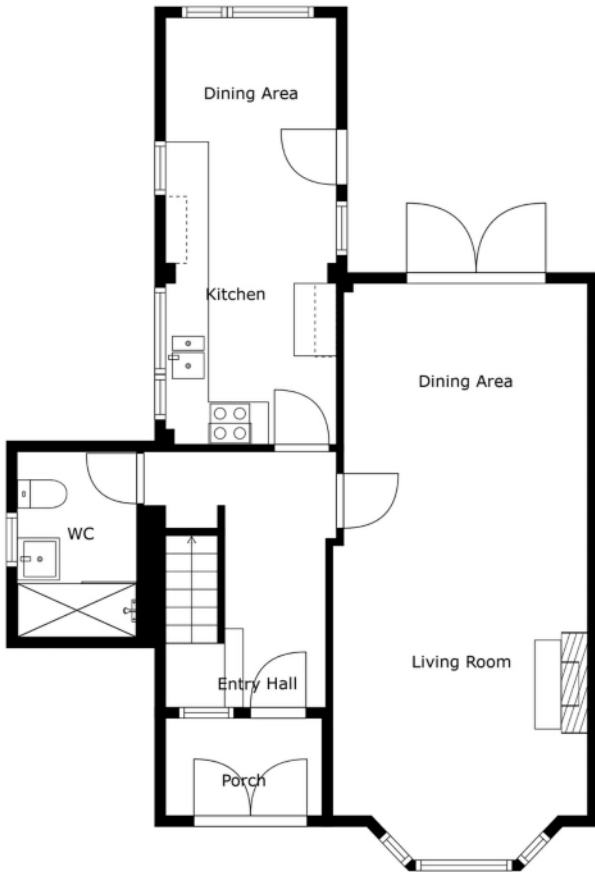


Outside

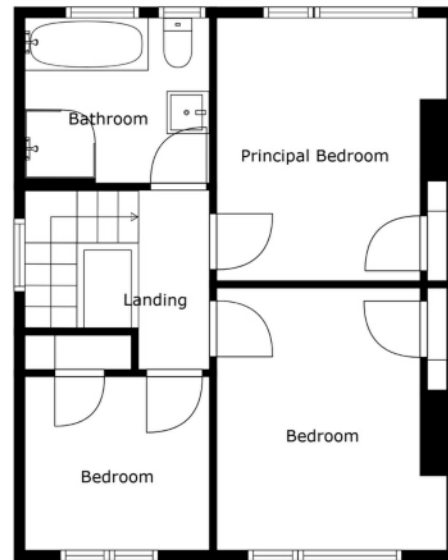
Large corner site in lawn and shrubs, off street parking. Rear garden area, decking area.

GARAGE: 16' 5" x 8' 2" (5m x 2.5m)





Floor 1

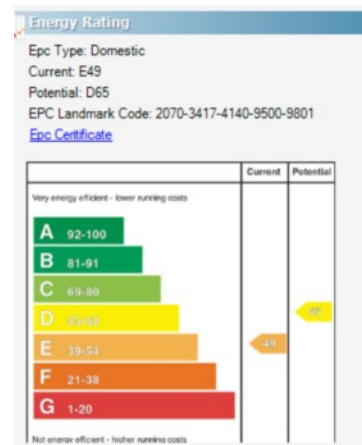


Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling from Holywood up Croft Road, Princess Gardens is on the left side. Number 39 is on right after circa 50m.



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.