

2 OLD STATION ROAD,  
HOLYWOOD, BT18 0BX



TEMPLETON  
ROBINSON



PRICE: £750,000

Situated on the prestigious Old Station Road, no.2 is a charming, detached home patiently waiting for a family to make it their own.

With three reception rooms, an orangery and open plan kitchen living room, there is ample room for spending time together, whilst allowing for privacy when needed.

Decorated in attractive neutral tones throughout, the property affords stylish yet timeless accommodation. There are three first floor bedrooms, with an additional two situated on the ground floor, one with ensuite shower room. This layout offers considerable versatility, ideal for those in need of accessible bedrooms, or an extra space for a home office. A classic cream kitchen with black granite worktops and island forms the heart of the home, leading directly out to a rear patio area.

Surrounded by gardens in lawn, with mature trees and flora, the property occupies a secluded site. There is a large, detached garage and secure entry system via electric gates.

It is hard to picture a better family home; situated so close to local amenities and within easy reach of Belfast and Bangor via road or rail. We recommend early viewing to avoid disappointment.





- Superb location on sought after Old Station Road
  - Charming detached family home extending to approximately 3500 sq ft
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- Three reception rooms plus an orangery and open plan kitchen living room
  - Modern open plan cream kitchen with black granite worktops
  - Separate utility room
  - Tastefully decorated in neutral tones
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- Five well proportioned bedrooms, two with ensuite bathrooms
  - Family bathroom with dual sinks
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- Low maintenance, enclosed garden in lawns
  - Detached matching garage
  - Secure entry via electric gates
  - Within easy reach of Belfast and Bangor via road or rail
  - Less than 5 minutes from Hollywood High Street, with its many boutiques, cafes and restaurants





THE PROPERTY COMPRISES:

## GROUND FLOOR

ENCLOSED TILED ENTRANCE PORCH: uPVC double glazed inner door to . . .

RECEPTION HALL: Feature sweeping staircase to first floor.

LOUNGE: 19' 0" x 15' 1" (5.8m 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: 15' 9" x 10' 2" (4.8m x 3.1m) Period style corner fireplace with cast iron and tiled inest with marble hearth. Double glazed doors to . . .

ORANGERY: 21' 4" x 13' 10" (6.5m x 4.21m) Vaulted ceiling, light oak wood strip flooring, double glazed French door to garden.

DRAWING ROOM: 15' 5" x 12' 2" (4.7m x 3.7m) 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 4.3m)

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): 14' 1" x 11' 2" (4.3m x 3.4m) uPVC double glazed patio door to garden.

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.

OPEN PLAN KITCHEN/LIVING: 26' 11" x 16' 5" (8.2m x 5.0m) 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.

## FIRST FLOOR

LANDING: Eaves storage.

PRINCIPAL BEDROOM: 20' 12" x 29' 10" (6.4m x 9.1m)

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.

BEDROOM (2): 16' 9" x 15' 5" (5.1m x 4.7m) Eaves storage.

BEDROOM (3): 16' 9" x 11' 10" (5.1m x 3.6m)

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 bodyjets, feature subway tiling, ceramic tiled floor, Velux window.













## OUTSIDE

GARAGE: 19' 0" x 15' 1" (5.8m 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

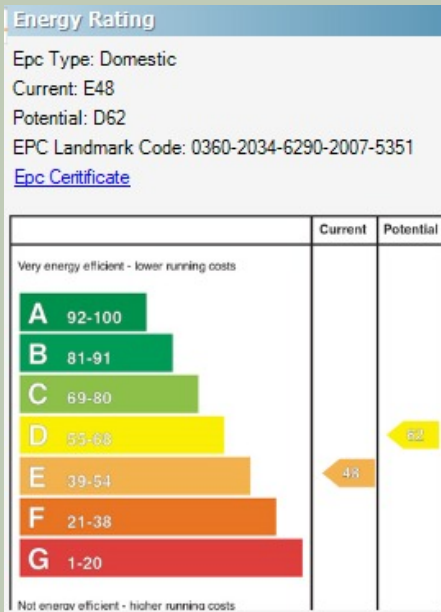




SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

## LOCATION:

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



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](http://www.templetonrobinson.com)

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