



This charming, detached bungalow offers a practical layout with a fitted kitchen, a bright and spacious lounge, a relaxing conservatory, three bedrooms, and a modern bathroom. The low-maintenance, sun-soaked back garden is paved for easy care, providing a perfect spot to unwind in complete privacy. Panoramic views of Belfast Lough can be enjoyed from the top of the garden. The property also boasts a garage and convenient driveway parking.

Many homes in the area have gained additional accommodation by converting the roofspace - no.39 would be a superb candidate for this project, subject to the necessary approvals.

Situated just a 5-minute drive from Hollywood town centre, you'll find a variety of restaurants, cafes, shops, and schools at your fingertips. Hollywood train station offers seamless access to Belfast and Bangor, ensuring stress-free commuting and easy weekend outings.

Whether you are a young family seeking a cozy home or downsizing for simplicity, this property ticks all the boxes. Don't miss the chance to make 39 Ardmore Heights your new home - where comfort meets convenience.

Offers Around
£269,950

39 Ardmore Heights,
Hollywood,
BT18 0PY

Viewing by
appointment
through agent
028 9042 4747



- Detached bungalow with bright and spacious accommodation
- Living room with open fire (with back boiler for radiators)
- Fitted kitchen with adjoining conservatory
- Three well-proportioned bedrooms, including principal bedroom with built in robes
- Modern subway tiled bathroom
- Notably private, sunny rear garden with views of Belfast Lough
- Tarmac driveway parking and attached garage
- Oil fired central heating | UPVC double glazing throughout
- Well established residential location off Croft Road
- Conveniently located within 5 minutes of Holywood High Street with its choice of cafes, restaurants, shops and schools
- Ideally situated for those commuting, within easy reach of train station and main commuting routes

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: uPVC double glazed front door with stained glass to . .

ENTRANCE HALL: Wood effect laminate flooring, cloaks storage cupboard. Hotpress cupboard.



LOUNGE: 12' 12" x 16' 2" (3.96m x 4.94m) Wood effect laminate flooring, corniced ceiling, open fire with stone hearth, cast iron surround and solid wood mantle. Back boiler for radiators



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MODERN FITTED KITCHEN: 12' 9" x 10' 8" (3.88m x 3.25m) Excellent range of high and low level units, laminate work top, built-in electric oven, space for built-in microwave, 4 ring ceramic hob, stainless steel sink unit with mixer tap, space for built-in dishwasher, ceramic tiled floor, tiled splashback.



CONSERVATORY: uPVC double glazed conservatory.



BEDROOM (1): 11' 4" x 11' 9" (3.46m x 3.58m) Wood laminate floor, built in wardrobes and hanging space.



BEDROOM (2): 10' 9" x 9' 1" (3.27m x 2.77m) Wood effect laminate floor.

BEDROOM (3): 7' 10" x 10' 8" (2.39m x 3.26m) Wood effect laminate floor.



MODERN BATHROOM: White suite comprising panelled bath with overhead electric shower (Mira Vigour), low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor.



Outside

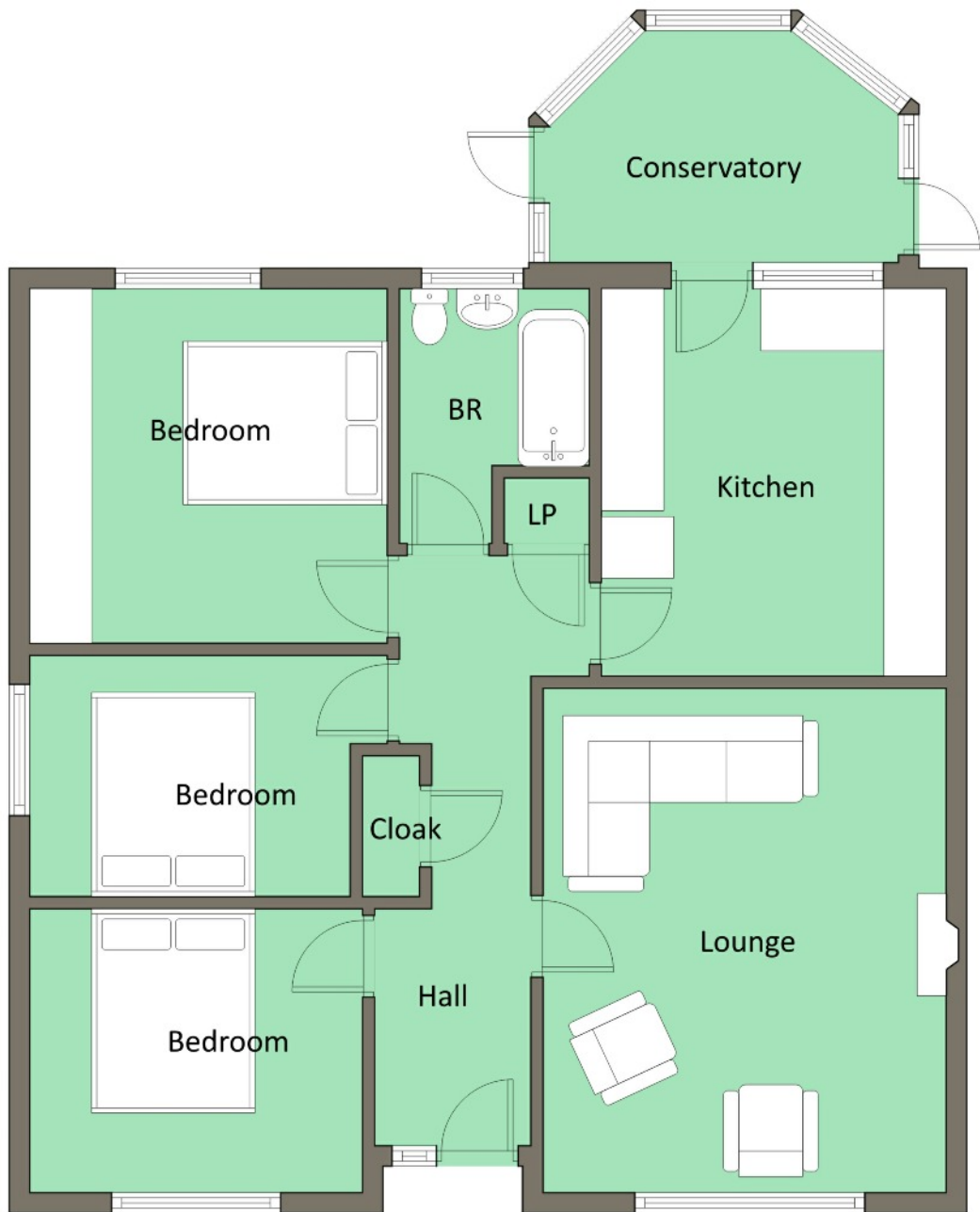
Ample parking. Neat front garden in lawns with shrubs.

Sunny paved back garden with steps to raised patio seating area, well planted sloped bed.

BOILER HOUSE: Oil fired boiler.

ATTACHED GARAGE Up and over door, light and power, plumbed for washing machine.





Location:

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
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