

55 STATION ROAD,  
CRAIGAVAD, HOLYWOOD, BT18 0BP



TEMPLETON  
ROBINSON



PRICE: OFFERS IN THE REGION OF £750,000

This deceptively spacious detached house is situated at one of Craigavad's most prestigious and popular addresses. It is within walking distance of Royal Belfast Golf Club, the coastal path and is also within easy commuting distance of Belfast city centre and, of course, the City Airport.

Originally a gate lodge with a two storey extension, we now have a charming 'cottage' style home with excellent family accommodation. There are five bedrooms - three with en suite shower room, plus separate bathroom. Downstairs there are three good-sized reception rooms and kitchen plus utility.

Outside there is a delightful private rear garden with a mixture of shrubs - azaleas, camellias and a host of others. A tarmac driveway leads to a garage. An amazing family home in a highly sought after location. Come and visit as soon as possible.





- Spacious Detached Villa

- 3 Reception Rooms

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- 5 Bedrooms - Three with Ensuite

- Cottage Style Kitchen & Utility Room

- Luxury Bathroom

- Gas Heating

- Mahogany Double Glazed Windows & Doors

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- Tarmac Driveway with Garage

- Charming Mature Garden to Rear with Range of  
Shrubs

- Beam Vacuum System





THE PROPERTY COMPRISES:

## GROUND FLOOR

Front door to . . .

RECEPTION HALL: Chinese slate flooring.

LIVING ROOM: 26' 3" x 13' 9" (8m x 4.2m) (into bay window). Attractive period slate fireplace with cast iron and tiled inset and slate hearth, cornice ceiling.

DOWNSTAIRS BEDROOM: 26' 3" x 12' 10" (8m x 3.9m) Double doors to studio.

ENSUITE SHOWER ROOM: Built-in fully tiled shower cubicle, low flush wc, wash hand basin, part tiled walls, oak laminate flooring.

BATHROOM: White suite comprising wood panelled bath with mixer tap and hand held shower, low flush wc, part wood panelled walls, ceramic tiled floor.

FITTED KITCHEN: 12' 6" x 11' 2" (3.8m x 3.4m) Range of high and low level units with quartz/granite worktops, Belfast sink unit with mixer tap, Chinese slate floor, part tiled walls.

UTILITY ROOM: Built-in units, laminate worktops, stainless steel sink unit with mixer tap.

LOUNGE: 19' 4" x 11' 10" (5.9m x 3.6m) Natural brick fireplace with matching hearth and wood burning stove.

DINING ROOM: 18' 4" x 11' 10" (5.6m x 3.6m) Natural brick fireplace, matching hearth and wood burning stove, solid wood strip flooring.





## FIRST FLOOR

BEDROOM (2): 13' 1" x 12' 2" (4m x 3.7m)

STUDY: 8' 10" x 5' 7" (2.7m x 1.7m)

BATHROOM: Modern white suite comprising free standing bath with central mixer tap and telephone hand shower, fully tiled built-in shower cubicle with overhead shower and body spray, low flush wc, vanity unit, heated towel rail, fully tiled walls.

BEDROOM (3): 9' 10" x 9' 2" (3m x 2.8m)

PRINCIPAL BEDROOM: 16' 5" x 12' 10" (5m x 3.9m)

ENSUITE SHOWER ROOM: Built-in shower cubicle, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor.

DRESSING ROOM: Built-in wardrobes, built-in low level drawer units.

BEDROOM (4): 11' 2" x 9' 2" (3.4m x 2.8m)

ENSUITE SHOWER ROOM: Built-in fully tiled shower cubicle with Aqualisa built-in shower unit, low flush wc, wash hand basin, chrome towel rail, gas fired boiler.





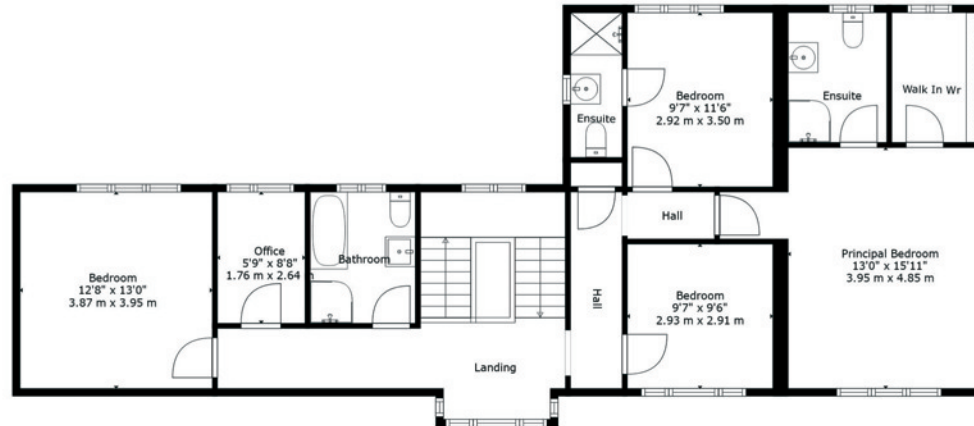


## OUTSIDE

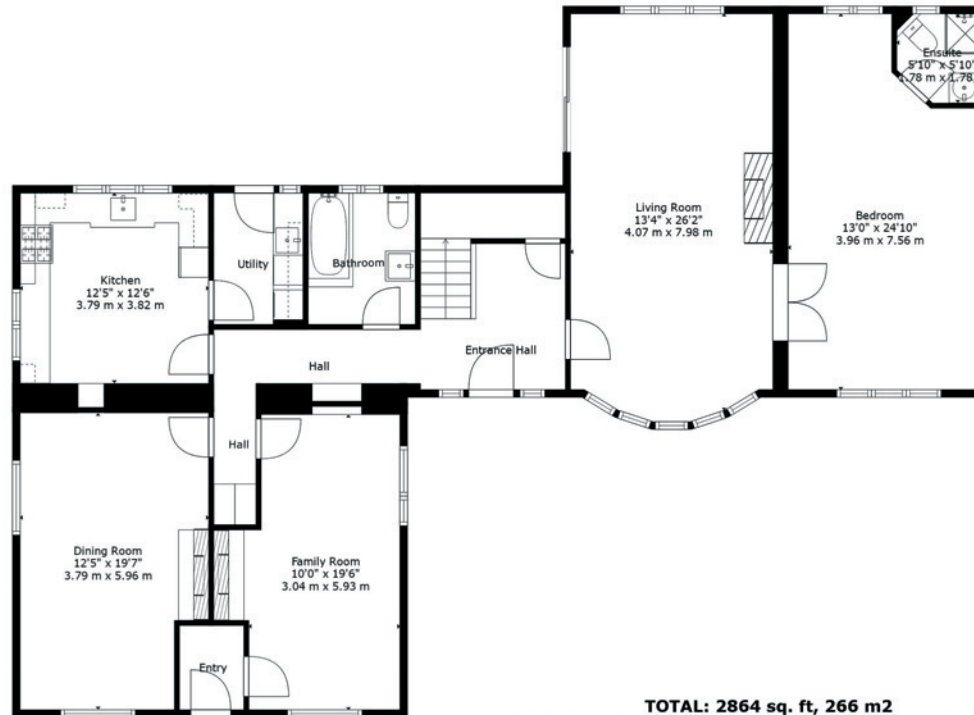
Outside has a beautiful, mature and relatively low maintenance garden. It is extremely private and ideal for outdoor dining and relaxing.







Floor 2



Floor 1

**TOTAL: 2864 sq. ft, 266 m2**  
 FLOOR 1: 1697 sq. ft, 158 m2, FLOOR 2: 1167 sq. ft, 108 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

## LOCATION:

Driving on Bangor Road past Culloden Hotel, Station Road is on left at next traffic lights. House is on right past Royal Belfast Golf Club.

### Energy Rating

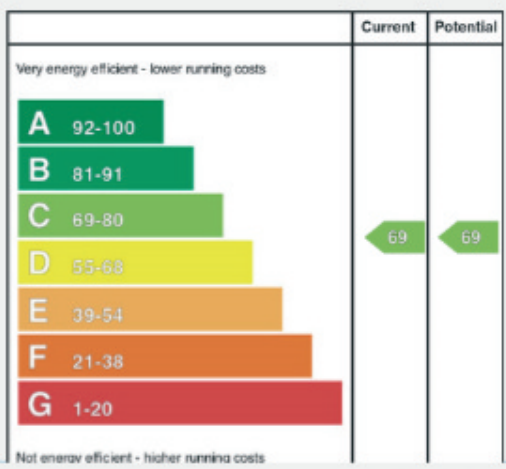
Epc Type: Domestic

Current: C69

Potential: C69

EPC Landmark Code: 6500-3944-0722-3399-3743

[Epc Certificate](#)



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Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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