

For Sale

Asking Price: £450,000

SimonBrien



2 Twiselside, Church Avenue,
Holywood, BT18 9DZ

[simonbrien.com](https://www.simonbrien.com)



Special Features & Services

- Split-level bungalow situated in a quiet location off Church Road in Holywood
- 0.3 acre private and mature site
- Spacious accommodation with scope for further development
- Open plan living space with fitted kitchen and casual dining
- Sitting room with open fire
- Conservatory with double open doors to rear patio and gardens
- Two bedrooms, principal bedroom with en suite bathroom
- Separate shower room
- Good storage throughout
- Large integral garage with automated door
- Oil fired central heating
- Double glazed windows
- Beam vacuum system installed
- Alarm system
- Spacious driveway with ample parking and turning space
- Convenient location walking distance to Holywood High Street, North Down coastal paths, public transport networks & arterial routes to Belfast

Summary

2 Twiselside is a detached split-level bungalow situated on a private and mature site measuring 0.3 acres off Church Avenue, off Church Road in Holywood. Ideally located a short walk to the High Street you are close to all your day-to-day amenities and a host of restaurants, coffee shops and boutiques, as well as the popular North Down coastal paths. Twiselside is also walking distance to public transport networks and main arterial routes to Belfast.

Internally the accommodation comprises of a large entrance hall, living accommodation to the rear including a large kitchen with dining space, cosy sitting room with open fire and conservatory with double doors opening out to the rear patio and gardens. There are two bedrooms, the principal bedroom benefitting from an en suite bathroom, and a separate shower room facilitates the other bedroom. There is good storage in the property and an integral garage with utility space.

Outside the property has a spacious driveway to the front with ample parking and turning space. To the rear is a large garden laid in lawns with a sunny westerly aspect and mature boundaries giving maximum privacy.

All in all this is a great home for a multitude of buyers in a highly popular residential location.

Accommodation

GROUND FLOOR

Composite glazed entrance door with glazed side panels.

SPACIOUS RECEPTION HALL:

Steps down to Living Room.

SITTING ROOM:

17' 2" x 10' 6" (5.23m x 3.2m)

Fire surround with tiled and cast iron inset with



open fire and black granite hearth.

DINING AREA:

12' 4" x 10' 7" (3.76m x 3.23m)

Double opening doors to Sitting Room. Double opening doors to Conservatory.

KITCHEN AND DINING AREA:

13' 3" x 13' 1" (4.04m x 3.99m)

Excellent range of high and low level fitted units with breakfast bar dining, porcelain sink unit with mixer taps, recess for gas cooker, plumbed for dishwasher, recess for fridge freezer, PVC panelled door to side, wood laminate floor, open to Dining Area.



CONSERVATORY:

13' 9" x 11' 5" (4.19m x 3.48m)

Attractive outlook to surrounding gardens. Double opening patio doors to rear patio and gardens, electric blinds in glazed ceiling.



CLOAKS CUPBOARD:

6' 8" x 2' 10" (2.03m x 0.86m)

Hanging space.

STORAGE CUPBOARD:

6' 5" x 5' 2" (1.96m x 1.57m)

Shelving, trap door to large cellar space.

BEDROOM (1):

14' 9" x 13' 3" (4.5m x 4.04m)

Full length built in sliding wardrobes with mirrored doors, storage cupboards.



ENSUITE BATHROOM:

Low flush WC, wash hand basin, panelled bath with mixer taps and shower fittings, heated towel radiator.



SHOWER ROOM:

Low flush WC, wash hand basin, corner shower with 'Mira' instant heat electric shower, chrome heated towel radiator.



BEDROOM (2):

14' 2" x 13' 1" (4.32m x 3.99m)

Fitted wardrobe.



Outside

Front: Large driveway with ample parking and turning space. Space for parking a boat / caravan to side. Access to garage.

INTEGRAL DOUBLE GARAGE:

20' 3" x 16' 8" (6.17m x 5.08m)

Remote control up and over insulated shutter door. Fitted high and low level units with stainless steel sink unit with mixer taps, plumbed for washing machine and recess for tumble dryer, oil fired boiler, beam vacuum system.

Rear: Raised brick paver patio. Large rear garden laid in lawns with a sunny westerly aspect. Mature tree and hedge boundary offering ample privacy from all neighbours.

GARDEN ROOM: 11' 7" x 9' 10" (3.53m x 3m) Double opening doors, Power and light.

GARDEN STORE: 9' 10" x 5' 11" (3m x 1.8m)

GARDEN SHED: 11' 9" x 7' 10" (3.58m x 2.39m) Power and light.

GREENHOUSE: 24' 0" x 8' 0" (7.32m x 2.44m)

SUMMER HOUSE: 9' 10" x 7' 10" (3m x 2.39m) At widest points.





All measurements are approximate and for display purposes only



Directions

Twiselside is a private lane situated off Church Avenue, off Church Road in Holywood. Viewing is strictly by appointment.

VALUER

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