

TEMPLETON
ROBINSON



11 Lynwood Park,
HOLYWOOD,
BT18 9EU

Offers Around
£750,000

Viewing by
appointment with
& through agent
028 90 424747



A handsome, well-appointed, and extended detached family home located in a quiet cul-de-sac just off My Lady's Mile, justifiably one of the town's most prestigious and highly regarded avenues only minutes from the heart of Holywood town centre.

Occupying a prime position at the top of the park, this architect-designed, Arts and Crafts style property occupies an enviable position affording a private and sunny South facing rear garden and enjoying a pleasant outlook across Sullivan Upper School playing fields. Offering all the modern conveniences which a family would find invaluable, the unique layout offers a degree of versatility and could be adapted to suit the occupier's requirements – May that be for additional reception rooms, home office space or bedrooms. Externally, a good-sized driveway offers ample parking and leads to an attached garage, as well as generous additional parking space to the side.

Complemented by a high standard of finish, the property boasts a tastefully decorated interior and is well presented throughout.

A location rivalled by none, it is within close proximity to the town with its array of boutique shops, cafes, along with Holywood Golf Club and delightful walks including Redburn Country Park, Ballymenoch Park and the North Down coast. The range of local churches and leading primary and secondary schools creates a true sense of community. Holywood railway halt benefits from rail links to Belfast, Bangor and several stops along the way making it ideal for commuters.

A truly tremendous opportunity – We are confident this wonderful family home will appeal to the most discerning purchaser.



- A handsome detached family home located within the heart of Holywood
 - Extensively yet sympathetically renovated & extended
 - Versatile layout - ideal for modern family living
 - Reception porch leading to Hallway
 - Cloaks WC
 - Open plan kitchen - dining leading to sun room / family room
 - Utility room
 - Living Room
 - Sitting Room / Home office
 - Five well-proportioned bedrooms
 - Principal bedroom with walk in dressing and ensuite
 - Main bathroom
 - Pull down ladder to floored roofspace with velux window and light
 - Gas fired central heating
- Timber & aluminium frame double glazed windows (Pine interior and powder coated aluminium exterior)
 - Attached garage with light and power & inside & outside taps
- Occupying an enviable position affording an enclosed south facing rear garden enjoying a pleasant outlook across Sullivan Upper School playing fields
- Located just off My Lady's Mile, in a quiet cul-de-sac, minutes from the heart of Holywood town centre
- Holywood railway halt benefits from rail links to Belfast, Bangor and several stops along the way making it ideal for commuters

The Property Comprises:

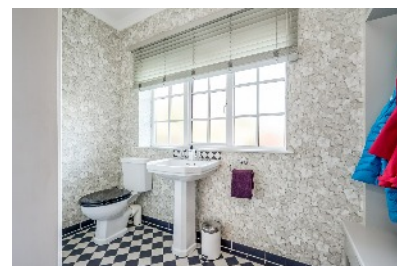
Ground Floor

Hardwood double front doors to . . .

PORCH: Inner door to . . .

HALLWAY:

CLOAKROOM & DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, ceramic tiled floor, built-in cloak storage with shelving above, window.



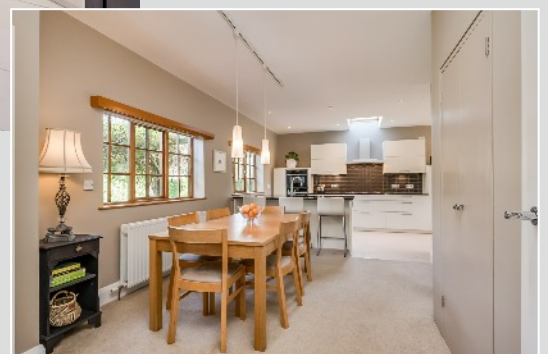
LIVING ROOM: 24' 3" x 13' 1" (7.4m x 4m) Feature Stovax wood burning stove, Portuguese limestone surround, granite inset and hearth, door to outside decking area with side lights overlooking and leading to rear garden.



SITTING ROOM/HOME OFFICE: 12' 10" x 10' 10" (3.9m x 3.3m) Currently used as a music room). French doors with sidelights in hardwood double glazing overlooking and leading to rear garden.



KITCHEN OPEN PLAN TO DINING & SUN / FAMILY ROOM: 32' 6" x 23' 11" (9.9m x 7.3m) (L-shaped at widest points). Modern fitted Rational kitchen with excellent range of high and low level units, Franke 1.5 stainless steel sink with mixer tap, granite worktops, built-in Bosch five ring gas hob, Neff stainless steel oven, Neff built-in eye level oven and microwave, Siemens integrated dishwasher, Siemens extractor fan, space for fridge freezer, part tiled walls, concealed lighting, larder cupboard and shelving, Velux window, hardwood double glazing in sun room / family room.





UTILITY ROOM: 6' 7" x 5' 11" (2m x 1.8m) Plumbed for washing machine, space for dryer, stainless steel sink with drainer, mixer tap, ceramic tiled floor, window.

REAR HALLWAY: Hardwood double glazed door to exterior, ceramic tiled floor, built-in cupboard, Baxi gas fired boiler.

First Floor

LANDING: Pull-down ladder to floored roofspace with light, Velux window.

PRINCIPAL BEDROOM; 13' 9" x 13' 1" (4.2m x 4m) Picture window, tilt and turn door window to Juliet balcony, cornice ceiling, concealed lighting, views towards Hollywood Golf Club and Redburn Country Park, overlooking Sullivan Upper School playing fields.



DRESSING ROOM: 11' 10" x 4' 7" (3.6m x 1.4m) Range of open built-in robes, low voltage spotlights, window.

Sliding door to . . .

ENSUITE SHOWER WET ROOM: Fully tiled built-in shower cubicle with mains shower unit, vanity unit with wash hand basin, wall mounted low level drawers, close coupled wc, fully tiled walls, extractor fan, LED mirror, window, concealed accent lighting, Cosy Toes underfloor heating.



BEDROOM (2): 13' 1" x 11' 6" (4m x 3.5m) Overlooking Sullivan Upper School playing fields.



BEDROOM (3): 9' 10" x 6' 11" (3m x 2.1m)



BEDROOM (4): 9' 10" x 9' 2" (3m x 2.8m)



BEDROOM (5): 9' 6" x 9' 6" (2.9m x 2.9m)



BATHROOM: White suite comprising panelled bath with centre mixer tap, vanity unit, vanity wash hand basin with mixer tap and low level cupboards, fully tiled built-in shower cubicle with electric Mira Sport shower unit, low flush wc, part tiled walls, window, hotpress.



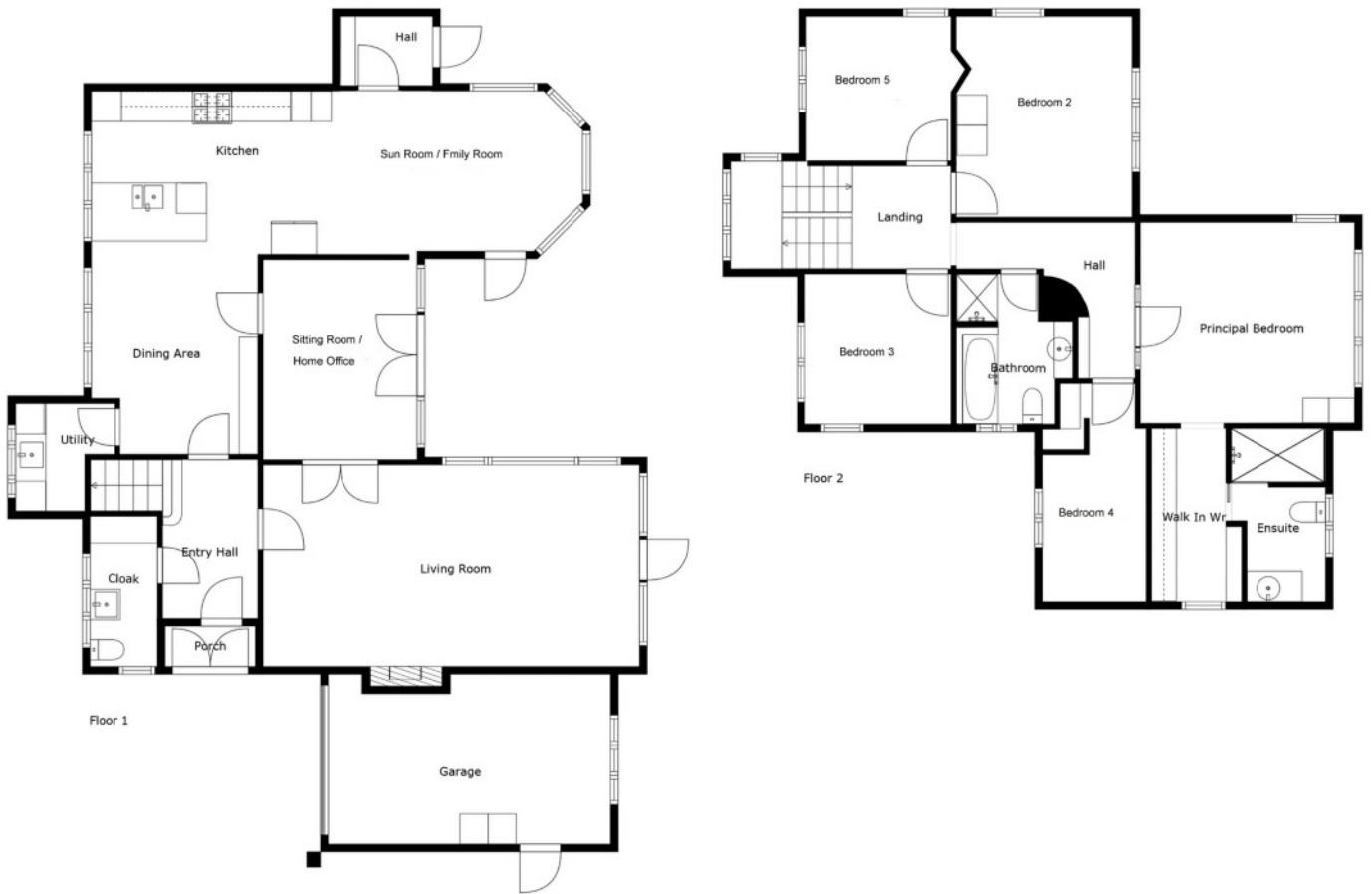
Outside

Pavior brick driveway offering ample parking. Front garden with array of trees and shrubbery. Landscaped rear garden benefitting from sunny south facing aspect. Pleasant outlook across Sullivan Upper School playing fields. Decking area with feature pond, several separate patio areas, pergola walkway leading to lawn bordered by hedging with a variety of fruit and other trees and shrubs, external functional and feature lighting to front and rear garden / patio areas. Bin store area, green house.



Telephone 028 9042 4747
www.templetonrobinson.com





Sizes And Dimensions Are Approximate. Actual May Vary.

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Location:

Tavelling along High Street out of Holywood towards Belfast, turn left onto My Ladys Mile. Lynwood Park is at the top of the road on the right hand side.

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



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