



A deceptively spacious, well appointed, ground floor apartment possessing all of the attributes associated with a good-sized bungalow, occupying a generous, level site with brick pavior driveway offering ample parking, enclosed low maintenance gardens front and rear plus its own 'non-shared' doorway.

Accommodation briefly comprises hall, kitchen open plan to dining & living area, separate sitting room, study, four bedrooms - master with en suite, plus main bathroom - further enhanced by gas heating and uPVC double glazing throughout. Located along the ever popular Hollywood Esplanade, a highly desirable and convenient location, rivaled by none, it is within walking distance to Hollywood town centre with its array of boutique shops, cafes and delightful walks, at the start of the North Down Coastal Path. Hollywood railway station is also on the doorstep benefitting from rail links to both Bangor and Belfast. Sure to appeal to a wide range of purchaser from young professionals to retired couples and families alike, internal inspection is recommended to fully comprehend the scale and space this unique property has to offer.

Offers Around  
£325,000

Apt 2A The Esplanade,  
Holywood,  
BT18 9JG

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Viewing by  
appointment  
through agent  
028 9042 4747



- Ground Floor Apartment Enjoying Uninterrupted Lough Views
- Level Site and Possesses Attributes Associated with a Bungalow
- Kitchen open plan to Dining & Living and Separate Family Room
- Utility Room / Store
- Four Generous Bedrooms - Principal Bedroom with En Suite Shower Room
- White Bathroom Suite
- uPVC Double Glazed Windows / Gas heating
- Low Maintenance Garden Front and Rear
- Summer House / Secure Store for Bicycles and Workshop area
- Driveway Offering Private Parking for 2/3 cars, Turning Circle & Additional Area for Boat / Caravan Storage



The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Upvc door to...

ENTRANCE HALL: Oak laminate flooring.



FAMILY ROOM: 16' 4" x 11' 3" (4.98m x 3.43m) Double glazed patio doors.



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From hall double doors with bevelled glass to...

KITCHEN/ LIVING/ DINING 27' 9" x 16' 3" (8.46m x 4.95m) Cream kitchen with excellent range of high and low level units, single drainer 1.5 bowl stainless steel sink unit with mixer taps, laminate work surfaces, Zanussi built-in oven and Bosch hob, stainless steel extractor fan, dishwasher, fridge/freezer, concealed lighting, ceramic tiled floor / oak laminate.

Open plan to LIVING ROOM; oak laminate flooring.







UTILITY ROOM: 8' 2" x 7' 0" (2.49m x 2.13m)  
Worcester gas boiler, plumbed for washing machine  
laminated wood flooring, storage space. Study / Home  
office.

INNER HALLWAY:

PRINCIPAL BEDROOM 13' 10" x 9' 3" (4.22m x 2.82m) Double built-in robe with mirrored sliding doors.

ENSUITE SHOWER ROOM: Shower cubicle with Mira Sport built-in shower unit, low flush WC, wash hand basin, fully tiled walls, ceramic tiled floor.



BEDROOM (2): 12' 1" x 10' 0" (3.68m x 3.05m) Sea views.



BEDROOM (3): 12' 1" x 9' 9" (3.68m x 2.97m) Sea Views.



BEDROOM (4): 8' 5" x 8' 0" (2.57m x 2.44m) Oak laminate flooring.





BATHROOM: Modern white suite comprising shower bath with mixer taps & thermostatic shower unit, low flush WC, wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor. Built in cupboard.



Outside

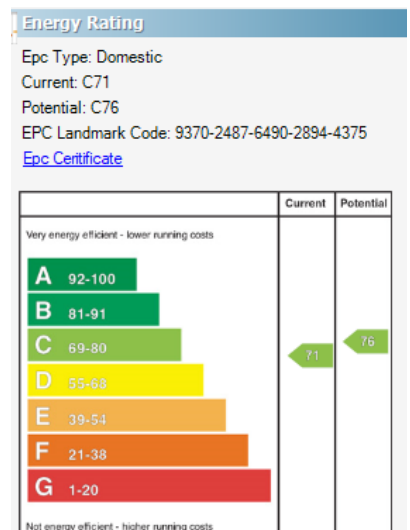
GARDEN STORE/UTILITY: Light & power, secure store for bicycles and workshop area. Turning circle to front with driveway parking for 2/3 cars. Fully enclosed, private, rear gardens in brick paviors. Summer House. Bin Storage Area.





## Location:

Travelling along the main A2 from Belfast to Holywood, turn left under the bridge onto The Esplanade. The property is located on the left hand side of the road.



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