

3 Craigowen Road, Holywood,
County Down, BT18 0DL

Asking Price: £290,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: E

Description

Seahill, Craigavad, is a popular residential address conveniently located to Holywood and Bangor and has particular appeal to those of retirement age who are seeking a quiet coastal setting.

The accommodation comprises of 3 bedrooms and 2 separate reception rooms. A fitted kitchen and contemporary shower room completes the internal layout. The property is double glazed throughout and benefits from oil fired heating. The roof space has been partly floored and well insulated and may be suitable for conversion subject to obtaining all statutory approvals.

The property occupies a mature corner site with gardens front and side in lawns and enclosed to the rear in private brick paved patio area. There is also ample car parking space and an integral garage.

Priced to allow for sympathetic updating and offered to the market chain free, early viewing is highly recommended.

Covered Entrance Porch

uPVC double glazed front door.

Reception Hall

Built in cloaks cupboard. Hot press with Willis type immersion heater. Access to roof space.

Roof Space

Accessed via slingsby type ladder, recently insulated, part floored and light.

Lounge

17'2" x 11'5" (5.23m x 3.48m)
Feature stone fireplace with tiled hearth, mahogany mantle and display plinth.

Dining Room

12'2" x 8'7" (3.7m x 2.62m)
Rear Apect

Kitchen

9'3" x 8'8" (2.82m x 2.64m)
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, space for cooker, fridge and freezer, fully tiled walls, uPVC double glazed door to rear garden.

Bedroom 1

12'6" x 8'8" (3.8m x 2.64m)

Bedroom 2

12'2" x 7'11" (3.7m x 2.41m)
Double built in robes with storage above.

Bedroom 3

9'1" x 8'9" (2.77m x 2.67m)
Storage recess.

Contemporary Shower room

Modern white suite comprising: Walk in shower with thermostatically controlled shower unit, panelled walls, dual flush WC, semi pedestal wash hand basin, fully tiled walls, ceramic tiled floor, shaver point, heated towel rail,

Outside

Tarmac driveway leading to Integral garage.

Integral Garage

21' x 8'9" (6.4m x 2.67m)
Up and over door, power and light, oil fired boiler.

Gardens

The property occupies a corner site with gardens to front side and rear. The front and side gardens are in lawns and mature shrubs. The rear of the property offers a private brick paved patio area with outside tap and light.

The property also benefits from uPVC Fascia, soffits and guttering.

NB

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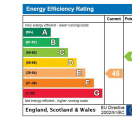
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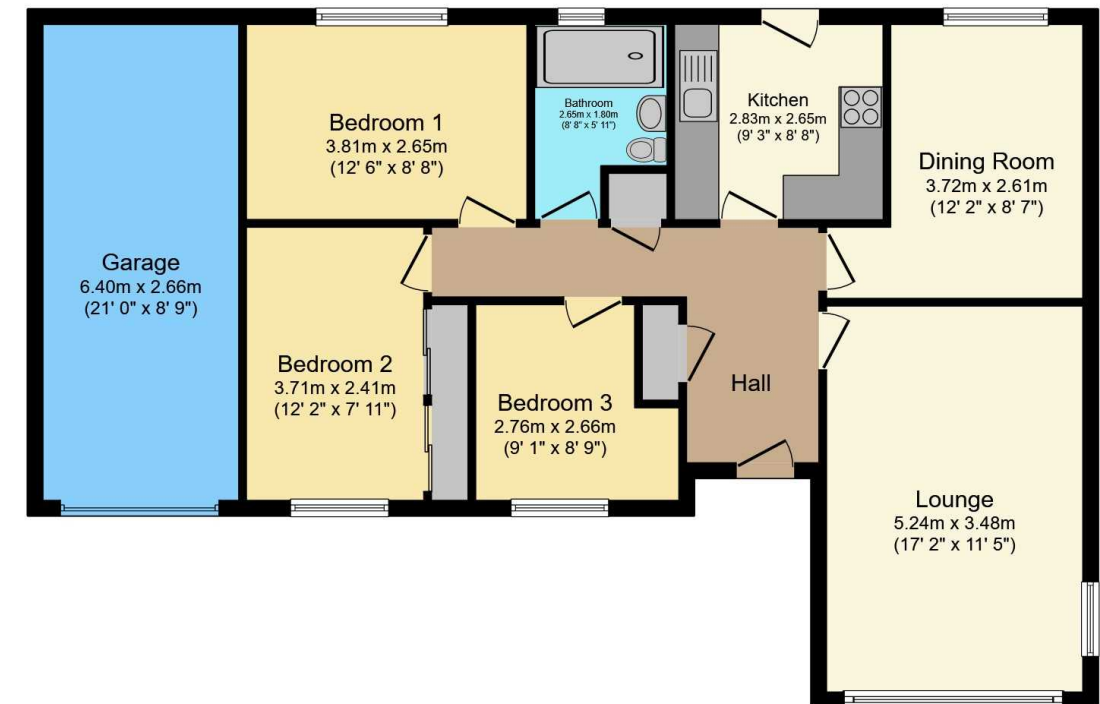
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 99.2 m² (1,067 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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