

simonBRIEN
RESIDENTIAL

Apartment 1D Ardmore Terrace,
Holywood, BT18 9BH



Asking Price £174,950

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KEY FEATURES

- Stunning second floor two bedroom apartment
- Breath-taking views across Belfast Lough to the Antrim Hills
- Within walking distance to the bustling Holywood High Street
- Pitch pine internal doors and window boxes
- Luxury white bathroom suite with roll top bath
- Solid oak kitchen with marble worktops with casual dining space
- Lounge with reclaimed flooring and woodburning stove
- Main bedroom with en suite shower room
- Two double bedrooms with views across Belfast Lough and the Antrim Hills
- Original features throughout
- Intercom system
- Gas heating
- Double glazed timber sash windows

SUMMARY

Ardmore Terrace is a much admired period residence that has been converted into apartments located off the popular Victoria Road in Holywood. Ardmore Terrace originally dates back to the 19th Century.

This top floor apartment stands out within this area with many period features such as reclaimed flooring, pitch pine doors, window boxes and period fireplace with woodburning stove. This property also benefits from double glazed timber sash windows. The accommodation comprises of entrance hall; open plan kitchen, living and dining space; two double bedrooms, the main bedroom benefitting from an en suite shower room; and a main bathroom with rolltop bath. It has been immaculately maintained with nothing to do but move in and enjoy.

With fantastic views over Belfast Lough and the Antrim Coastline this spacious two bedroom property must be viewed internally to be fully appreciated.



THE PROPERTY COMPRISES:

GROUND FLOOR

COMMUNAL ENTRANCE HALL:

With steps leading to second floor.

SECOND FLOOR

SECOND FLOOR LANDING:

With access door, timber and etched glazed front door with glazed side light through to Reception Hall.



RECEPTION HALL:

Hardwood flooring throughout, spacious reception hall with inset spotlights.



LOUNGE:

19' 4" x 12' 2" (5.89m x 3.71m)

Inset spotlights, feature wood burning stove with brick inset, excellent views across Belfast Lough to the Antrim Hills, antique style radiators, square arch leading through to kitchen.



KITCHEN:

14' 5" x 10' 6" (4.39m x 3.2m)

Hardwood fully fitted kitchen with granite work surface, stainless steel sink and a half with drainer etched into work surface, hosepipe antique style taps, mixer taps, partially tiled walls, outlook to rear across Craigantlet Hills, space for dryer, space for washing machine, space for dishwasher, space for American style fridge freezer, Rangemaster with feature brick and timber hood, glazed display cabinetry, slate tiled floor.





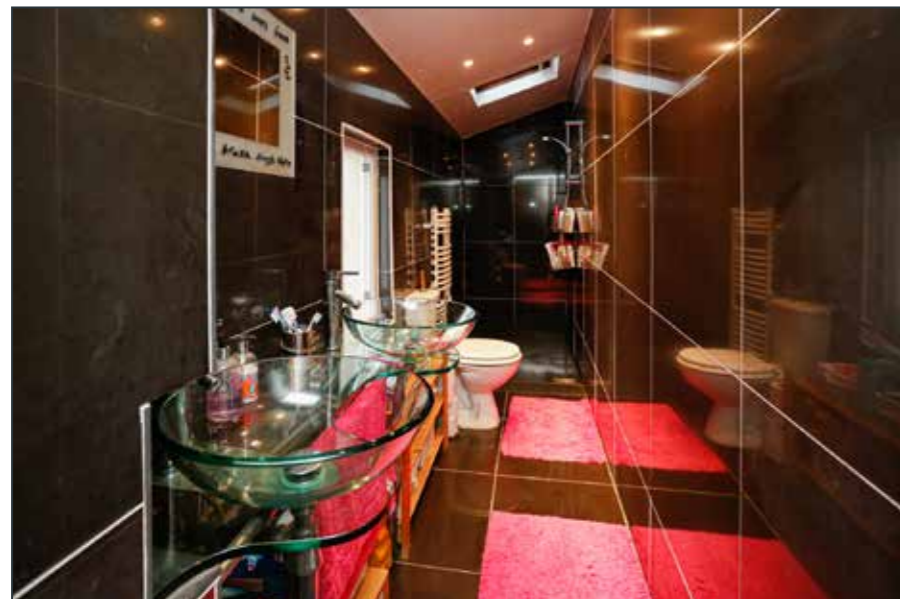
BEDROOM (1):
19' 4" x 16' 5" (5.89m x 5m)

With feature fire, original fireplace with cast iron inset and feature tiling, timber frame on mantel, stunning views across Belfast Lough to the Antrim Hills, inset spotlights, steps leading to en suite shower room.



ENSUITE SHOWER ROOM:

Dual glass bowl sinks with chrome mixer taps, low flush WC, heated towel rail, walk-in shower, thermostatically controlled, telephone handle attachment, Velux window, inset spotlights, fully tiled walls.



BEDROOM (2):
14' 9" x 11' 2" (4.5m x 3.4m)

Inset spotlights, stunning views across Belfast Lough to the Antrim Hills.



FAMILY BATHROOM:

Access to roofspace, hotpress with gas boiler, bathroom with white suite comprising of low flush WC, Heritage suite with wall hung sink with mixer taps and vanity storage below, free standing claw foot bath with antique style mixer taps with telephone handle attachment, outlook across Craigtlet Hills, inset spotlights.



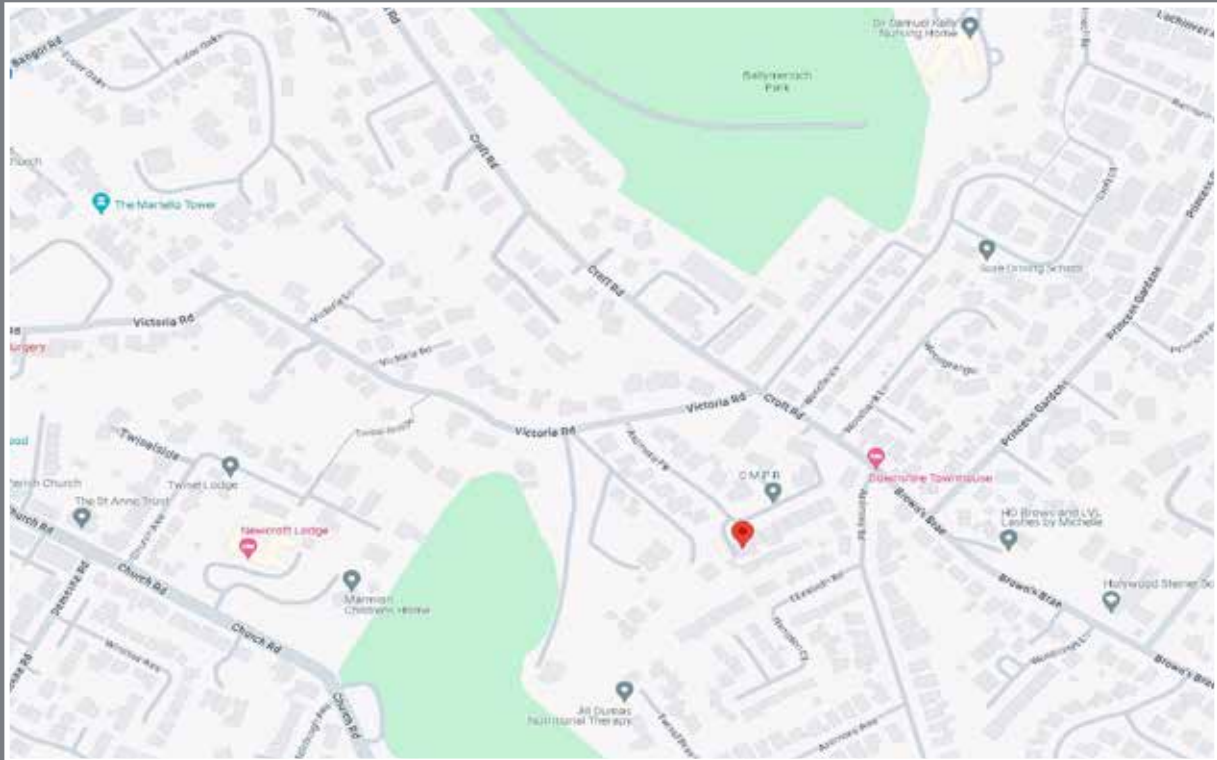
GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements in this brochure should not be used as a substitute for a professional survey or measurement. The floor plan is for information only and does not constitute an offer of any real estate. The floor plan is subject to change without notice. © Simon Brien Residential 2018



Location



LOCATION: Travelling on the Bangor Road onto Croft Road, take a right turn onto Victoria Road. Take the next left onto Ardmore Park and Ardmore Terrace is located at the top of the road on the right hand side.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2504-5524-7102-0124-8602

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