



This handsome red brick semi-detached villa occupies a mature site in a most popular and sought after location, situated only five minutes walking distance from Holywood's bustling town centre. This fine family home is located superbly for city commuters with ease of access to the main arterial route to Belfast. Holywood also boasts excellent schooling at both primary and grammar school level and has an abundance of sports clubs close at hand including golf, sailing, rugby and Virgin Active Fitness.

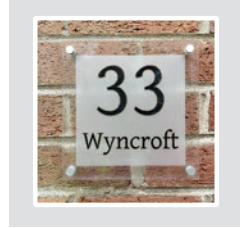
Internally the emphasis is on bright and spacious accommodation that has been sympathetically extended to incorporate a large fourth ensuite bedroom, spacious kitchen and dining room - all of which benefits from modern, tasteful decor.

Offers Around
£295,000

33 Croft Road,
Holywood,
BT18 0PR

Viewing by
appointment with
& through agent
028 9042 4747

- Attractive well maintained Extended Semi Detached Villa
- 4 Well Proportioned Bedrooms to include Master Bedroom with Luxury Extended Shower Room
- 2+ Reception Rooms
- Extended Modern Fitted Kitchen with Built-in Oven and Hob
- Energy Efficient uPVC Double Glazing
- Oil fired central heating
- Detached Matching Garage
- Mature well tended good sized rear gardens



The Property Comprises:

Entrance

ENTRANCE PORCH: Tiled entrance porch. uPVC Double glazed front door.

Ground Floor

ENTRANCE HALL: Oak wood laminate flooring.

CLOAKROOM WC: Low flush wc, wash hand basin, pine tongue and groove ceiling, recessed low voltage spotlighting, tiled floor, plumbed for washing machine. Additional storage understairs.





LOUNGE: 13' 0" x 11' 0" (3.96m x 3.35m) (into bay) - Cast iron fireplace with gas fire.





EXTENDED DINING & LIVING ROOM: 19' 0" x 11' 3" (5.79m x 3.43m) Hole in wall fireplace with multi-fuel stove. uPVC double glazed patio doors to gardens.





EXTENDED MODERN FITTED KITCHEN: 15' 9" x 10' 6" (4.8m x 3.2m) Excellent range of high and low level worktops, 1.5 bowl stainless steel sink unit with mixer taps, laminate worktops, Bosch built-in double oven plus 4 ring hob, stainless steel extractor fan, plumbed for dishwasher, concealed lighting, part tiled walls, ceramic tiled floor.

With Casual Dining Area.



First Floor

LANDING: Slingsby type ladder to roofspace.

BEDROOM (1): 19' 0" x 9' 3" (5.79m x 2.82m) Recessed low voltage spotlighting.

ENSUITE SHOWER ROOM: With fully tiled built-in shower cubicle, Mira Sport built-in shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor, recessed spotlighting.

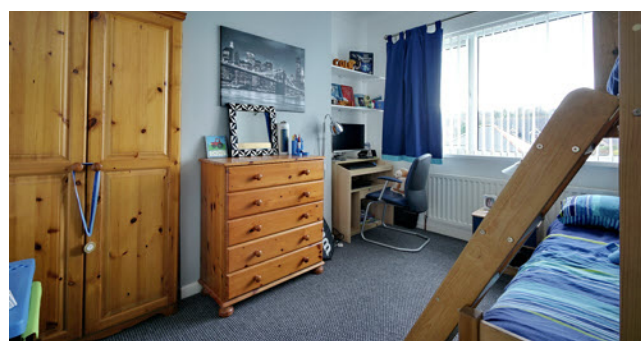
BEDROOM (2): 12' 8" x 9' 0" (3.86m x 2.74m) (Into Bay).

BEDROOM (3): 11' 1" x 10' 0" (3.38m x 3.05m)

BEDROOM (4): 10' 3" x 7' 0" (3.12m x 2.13m)

BATHROOM: Modern white suite comprising pine tongue and groove panelled 6' bath, built-in shower unit, pedestal wash hand basin, low flush wc, part pine tongue and groove walls, tongue and groove ceiling, recessed low voltage spotlighting, ceramic tiled floor.

HOTPRESS - copper cylinder with immersion heater.



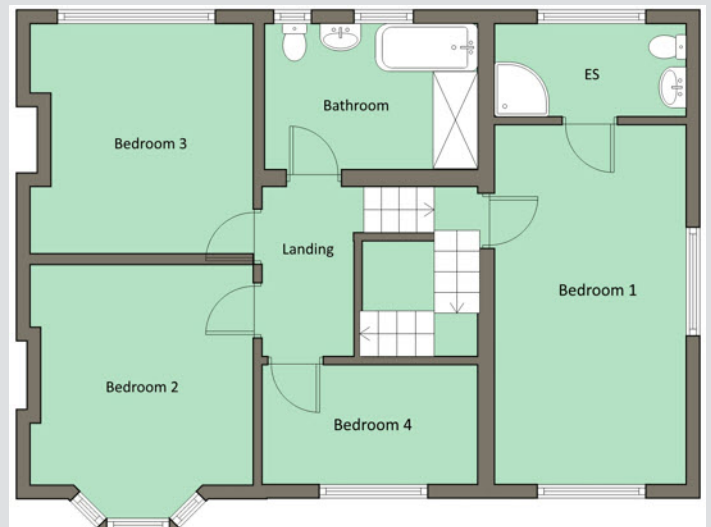


Floor Plans

Ground Floor



First Floor



Outside

Tarmac driveway to covered car port with roller up and over door.

DETACHED MATCHING BRICK GARAGE: Up and over door, light and power, inspection pit.

Front and good sized rear gardens in lawns, flowerbeds, trees and shrubs. Paved patio area, feature decked area.



Location:

Right hand side off Croft Road, Hollywood.

Getting You **Best** Price

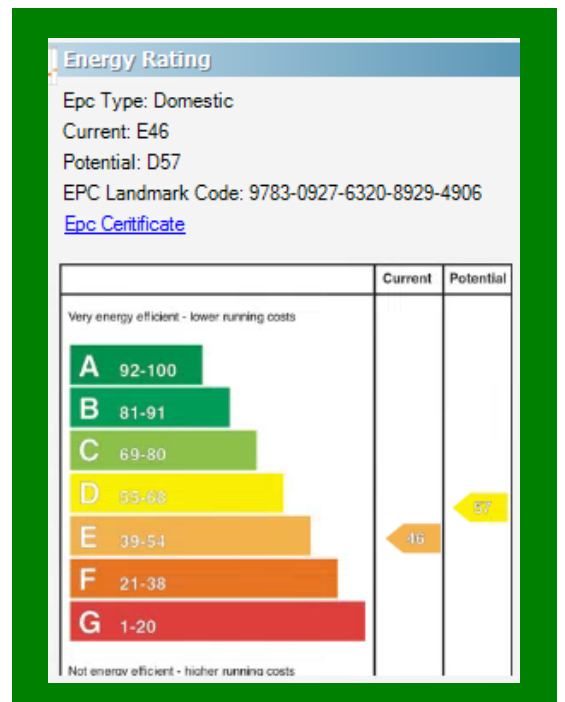
Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

Bangor - 028 91 45 1166
Hollywood - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.