

simon**BRIEN**  
RESIDENTIAL

16 Invergarry Avenue,  
Holywood, BT18 0ND



Asking Price £425,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Detached property in a prime residential location
- Excellent accommodation
- Recently renovated throughout
- Large living/dining room with feature gas fire
- Fitted kitchen with casual dining
- Home office / second reception room
- Five bedrooms
- Master ensuite
- Bedroom two and three with shared ensuite
- Modern family bathroom in white suite
- Utility room
- Integral garage wired for electric door and gates
- Rear garden laid in lawns with patio area ideal for entertaining
- Gas fired central heating
- Double glazed windows
- PVC soffits, fascias and guttering
- Alarm system fitted. Smoke, heat and co2 detectors fitted
- Ample storage throughout
- Driveway parking
- Convenient location close to Marino train halt, bus routes, the North Down coastline, Holywood town centre & local amenities
- Close to Belfast & Bangor via the A2
- Automatic security lighting at front, back and side



#### SUMMARY

Invergarry Avenue is a much sought after location, it is situated just on the outskirts of Holywood yet is within walking distance of Holywood town centre, the North Down coastline, public transport networks and arterial routes to Belfast and Bangor. This property has been totally renovated throughout leaving nothing to do but for the new buyer to move in and enjoy. There is excellent and adaptable accommodation over two levels making this a superb family home in a fantastic location.

The accommodation comprises of a large living/dining room open to the kitchen which has an excellent range of fitted units and integrated appliances with casual dining space; two bedrooms; home office / second reception room; family bathroom & utility room. On the first level there are a further three bedrooms, bedroom one with ensuite shower room and bedroom two and three with shared shower room. In addition the property has an integral garage, gas fired central heating, double glazed windows & an alarm system fitted. Externally there are gardens to the front and rear, the rear garden enjoys privacy and is laid in lawns with patio space. To the front the property is bordered by a mature hedge boundary and there is also driveway parking. Cabling has been laid for electricid gates

A superb property for the modern family that can only be fully appreciated on internal viewing.

#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

PVC entrance door with glazed side panel.

##### ENTRANCE HALL:

Wood effect tiled floor, contemporary staircase to first floor, recessed lighting, under stairs storage cupboard.

##### LIVING/DINING:

**22' 11" x 16' 5" (6.98m x 5m) At widest points.**

Wood laminate floor, recessed lighting, contemporary wall hung gas fire, open to kitchen. TV sockets, wired for satellite TV and HDMI.





**KITCHEN:**

**18' 10" x 10' 2" (5.74m x 3.1m)**

Excellent range of high and low level units with granite worktops, 4 ring gas hob with stainless steel extractor hood, integrated microwave, integrated oven, island with granite worktop and stainless steel sinks and mixer taps, integrated dishwasher and breakfast bar dining, electric socket, plumbed for American style fridge freezer, tiled floor, recessed lighting.



**BEDROOM (4):**

**11' 11" x 8' 11" (3.63m x 2.72m)**

Wood laminate floor, 3 x twin sockets, BT point.



**BEDROOM (5):**

**12' 0" x 8' 10" (3.66m x 2.69m)**

Wood laminate floor, 3 x twin sockets, TV point



**STUDY:**

**9' 2" x 8' 5" (2.79m x 2.57m)**

Wood laminate floor, 2 x twin sockets, BT/TV/Data point.

**BATHROOM:**

White suite comprising of low flush WC, pedestal wash hand basin, panelled bath with Mira electric shower, illuminated mirror, tiled floor, partly tiled walls, recessed lighting, extractor fan, shaver point.

**UTILITY ROOM:**

Fitted units with stainless steel 1.5 bowl single drainer sink unit with mixer taps, plumbed for washing machine, gas fired boiler, extractor fan for tumble dryer, wood effect tiled floor, access to rear via glazed PVC door, access to integral garage.

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**FIRST FLOOR**

**BEDROOM (1):  
14' 7" x 10' 3" (4.44m x 3.12m)**

Recessed lighting, velux window, 4 x twin sockets, BT/TV point..



**ENSUITE SHOWER ROOM:**

White suite comprising of low flush WC, pedestal wash hand basin with illuminated mirror above, fully tiled shower with spa style seat, chrome thermostatic shower fitments, tiled floor, partly tiled walls, chrome heated towel rail, shaver point, recessed lighting, velux window.

**BEDROOM (2):  
11' 11" x 11' 4" (3.63m x 3.45m)**

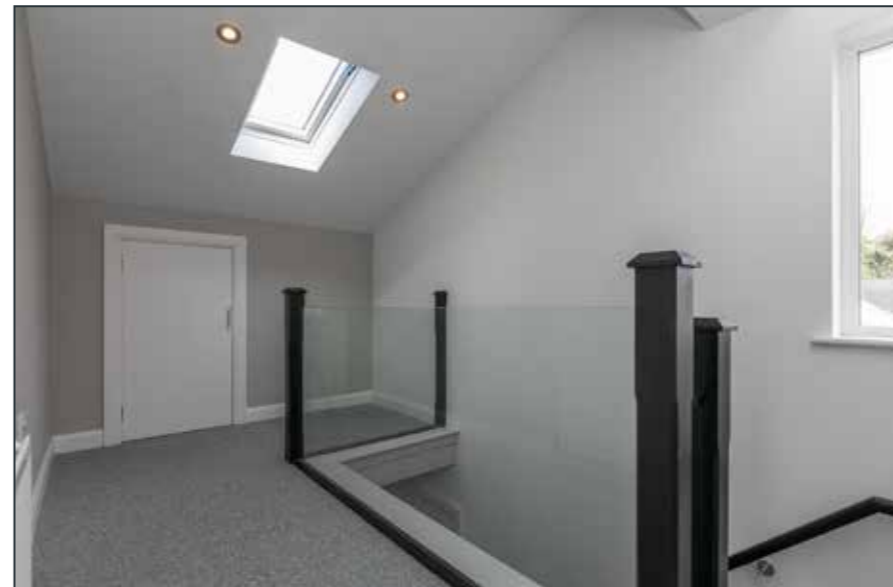
Velux window, recessed lighting, 4 x twin sockets, TV/BT point.

**JACK AND JILL ENSUITE:**

White suite comprising of low flush WC, pedestal wash hand basin with illuminated mirror above, fully tiled corner shower with chrome thermostatic shower fitments, tiled floor, fitted shelving in eaves, shaver socket, recessed lighting, velux window.

**BEDROOM (3):  
15' 3" x 9' 2" (4.65m x 2.79m)**

Velux window, recessed lighting.



**LANDING:**

With glass feature. Access to large eaves storage, velux window, recessed lighting.

**OUTSIDE**

Tarmacked driveway to front, garden in lawns with mature hedge boundary.

Private garden to rear with outdoor and security lights, power supply, water supply, south facing, patio space, lawns, raised stoned flowerbeds.

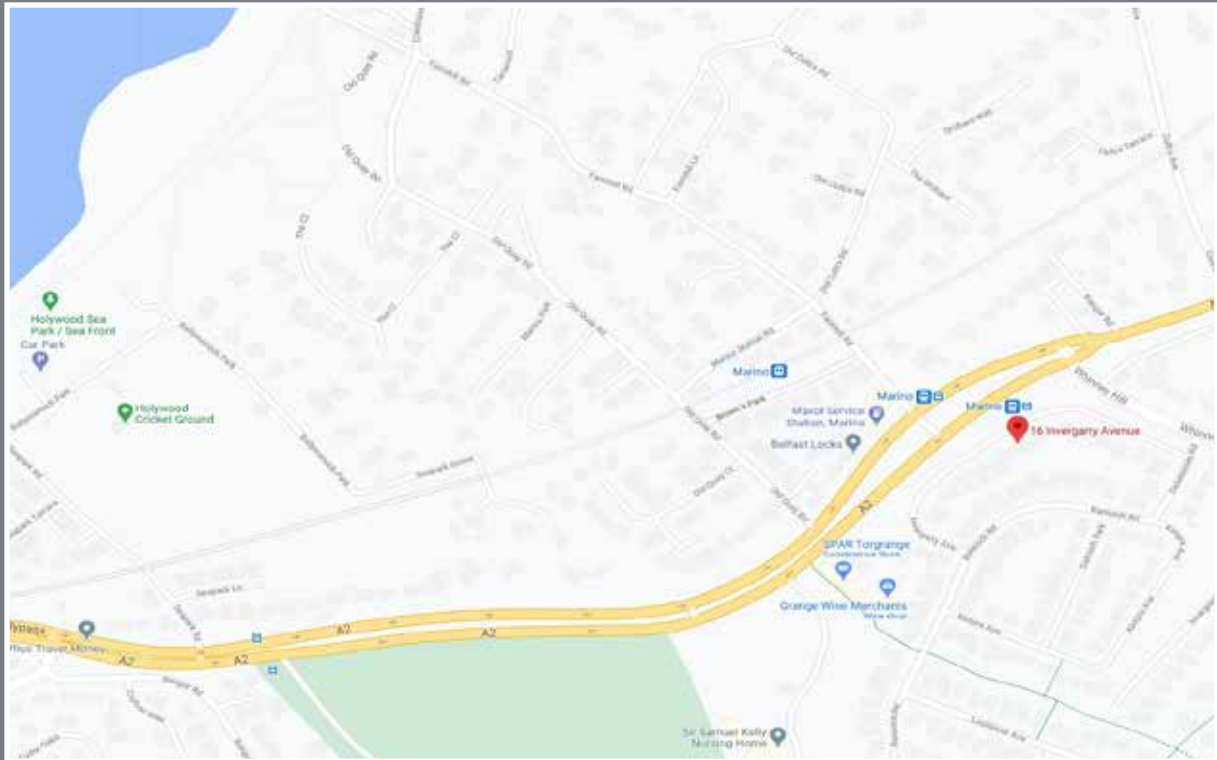
**GARAGE:**

**17' 3" x 9' 9" (5.26m x 2.97m)**

Wired for electric door and gates, 2 x 2 twin sockets. Lights.



# Location



## 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

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## Lettings Department

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REF: TB/J/20/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76   c  | 76   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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