



Inver House

Hollywood





INTRODUCTION

Inspired architecture and superb craftsmanship combine to create a building that is both contemporary and timeless.

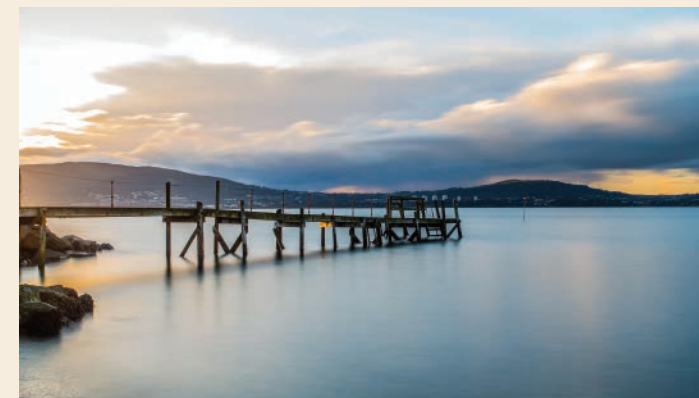
Inver House represents a rare opportunity to live in a truly contemporary residential building in Holywood; a home that is modern in its design yet blends seamlessly with its surroundings.

The residential streets of Holywood are quiet and green, sheltered from the liveliness of the High Street just a short walk away. There you'll find high street shops rubbing shoulders with independent boutiques, plus a bustling cafe culture and award winning bistros and food stores serving everything from lattes to langoustines. Art galleries and craft shops encourage you to come in, browse and take part in regular social events.

The Holywood area is well known for its excellent schooling including primary, secondary, grammar and independent schools. There's also 2 leisure centres, 2 world famous golf clubs, local rugby and football clubs plus 2 popular sailing clubs.

Take advantage of Inver House's prime location – the city, coast and countryside are all within easy reach. You'll also have the train station and bus routes close at hand, plus excellent motorway access. Belfast City Airport is a matter of minutes away, and you can drive to the City Centre in just 15 minutes.

Within easy commuting distance of Belfast, and with a selection of excellent schools and local amenities on your doorstep, Inver House offers all the convenience of low maintenance luxury living in a convenient location.

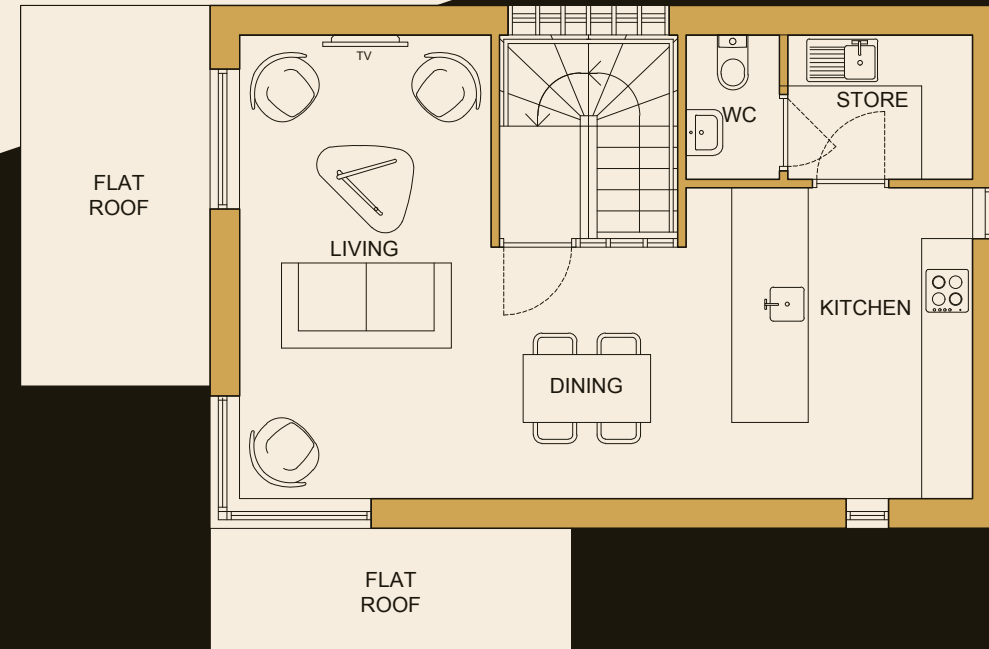




Inver House
Holywood

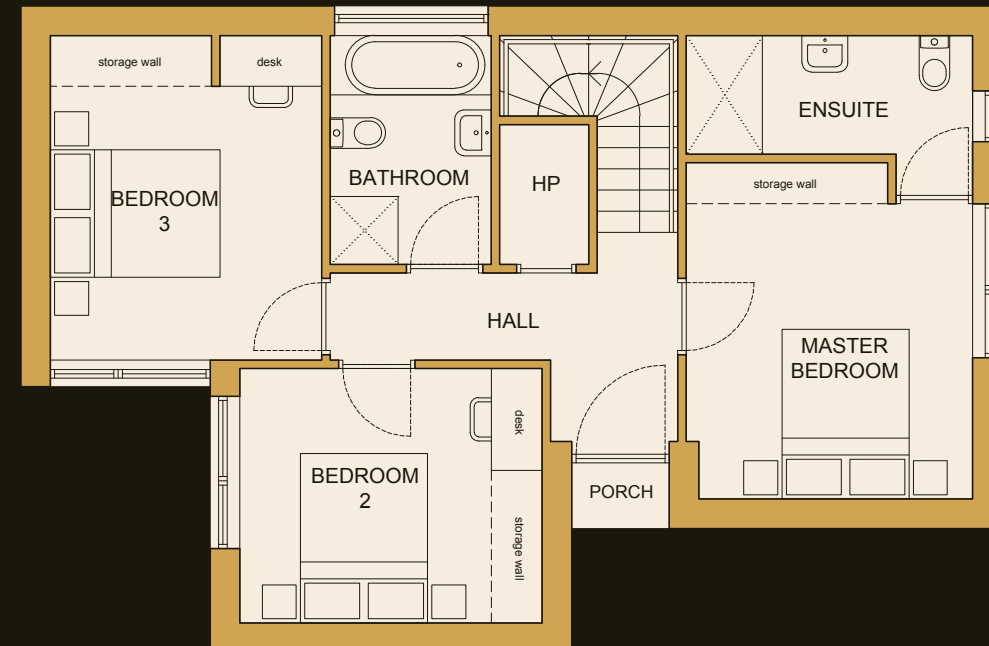
Inver house is a one off architecturally
inspired home, offering a choice
location within Holywood, Co.Down.

VISUALS AND FLOORPLANS



FIRST FLOOR

Room	Dimensions
Living	2.97m x 5.47m 9'9" x 17'11"
Dining	2.30m x 2.97m 7'6" x 9'9"
Kitchen	3.38m x 3.67m 11'1" x 12'0"
Store	2.18m x 1.70m 7'2" x 5'7"
WC	1.10m x 1.70m 3'7" x 5'7"



GROUND FLOOR

Room	Dimensions
Master Bedroom	3.38m x 3.97m 11'1" x 13"
Ensuite	3.38m x 1.40m 11'1" x 4'7"
Bedroom 2	3.57m x 3.00m 11'8" x 9'10"
Bedroom 3	3.20m x 3.83m 10'6" x 12'7"
Bathroom	1.90m x 2.70m 6'3" x 8'10"
Hot Press	1.05m x 1.65m 3'5" x 5'5"



LUXURY TURNKEY SPECIFICATION

Our superior build methods include solid brick and block wall construction with extra wide insulated cavity walls and floors to create a warm and efficient home. We provide 10 year structural warranty with all our homes.

Kitchen & Utility

- High quality units with a choice of stone worktop, doors and handles
- Integrated appliances to include hob, oven, extractor fan, fridge/freezer and dishwasher
- Free standing washer/drier included
- Concealed under unit lighting in kitchen.

Bathroom, Ensuite & WC

- Contemporary white sanitary ware with chrome fittings
- Separate shower in bathroom
- Chrome towel radiators
- Vanity unit and mirror with light to bathroom, ensuite & WC.

Carpet & Tiling

- Carpet to bedrooms and stairs
- Floor tiling to hall, kitchen/dining/living, utility, WC, bathroom and ensuite
- Wall tiling to shower enclosures, around bath and splash backs to all wash hand basins.

Heating

- Gas fired central heating
- Underfloor heating to ground and first floor with towel radiators to bathroom and ensuite.

Internal Features

- Walls, ceilings, doors and woodwork painted throughout
- Generous electrical specification to include power points, TV points and lamp circuits to all bedrooms
- House to include security alarm and wiring for entertainment system
- Downlights throughout
- Solid concrete slab to first floor.

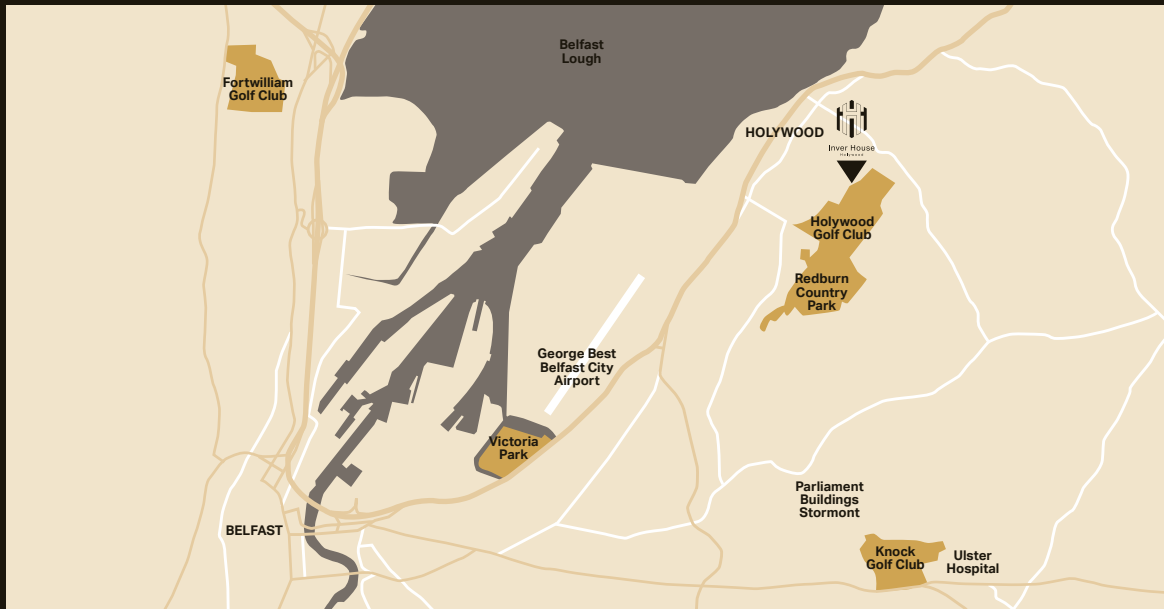
External Features

- Driveway finished in stone with parking area and patio finished with paving
- Extensive landscaping to include perimeter hedging and trees
- Lawn laid in turf
- High quality aluminium windows and doors fitted along with roof lights
- House finished with a combination for red brick and render.



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SELLING AGENT

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