



# 40 BANGOR ROAD

Holywood, BT18 0LQ

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*Offers around* **£395,000**

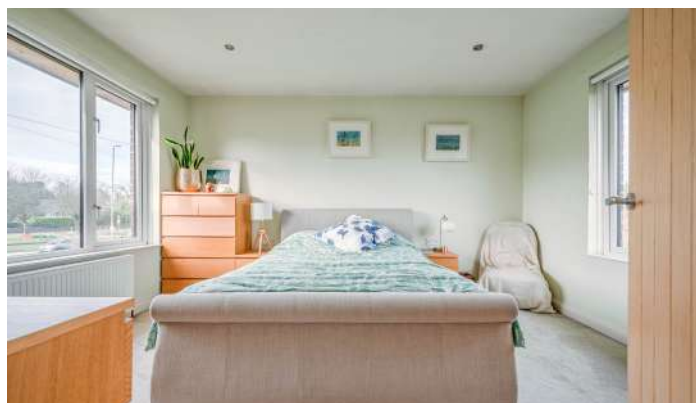


SEMI-DETACHED | 3  | 1  | 2 

Situated in one of Holywood's most sought-after locations, 40 Bangor Road is a beautifully refurbished three-bedroom semi-detached home, offering contemporary living with exceptional attention to detail.

## KEY FEATURES

- Attractive Red Brick Semi Detached Home
- Recently Refurbished to a High Standard
- Exceptionally Well Presented Throughout
- Reception Porch
- Bespoke Fitted Kitchen With Range of Integrated Appliances and Feature Island Unit Creating the Ideal Space for Entertaining
- Lounge with Feature Wood Burning Stove
- Three Well Proportioned First Floor Bedrooms
- Family Bathroom with Modern White Suite
- Roofspace
- Acoustic Glazing Throughout
- Ample Driveway Parking
- Gas Fired Central Heating
- Beautiful South Facing Rear Gardens Laid in Lawns with Mature Planting
- Enclosed Front Garden Laid in Lawns



## ROOM DETAILS

### *Ground Floor*

- Entrance Porch
- Open Plan Kitchen/  
Dining/Living  
20'4" x 18'2"
- Lounge  
14'0" x 11'5"

### *First Floor*

- Landing
- Bedroom One  
14'0" x 11'3"
- Bedroom Two  
12'2" x 10'8"
- Bedroom Three  
10'3" x 7'7"
- Family Bathroom  
10'3" x 8'2"

### *Outside*

- Ample Gardens to Rear,  
Laid in Lawns with Brick  
Paviour Patio and  
Walkway
- Driveway Parking to  
Rear
- Front Garden in in  
Lawns with Mature  
Planting



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Leaving Holywood and heading in the direction of Bangor turn right at the traffic lights onto the A2 Bangor Road. Number 40 is immediately located on the left-hand side. Parking is available at the rear by taking the next left hand turn into Seapark Road and turning left before the railway bridge.*



## THE LOCAL AREA

*Hollywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+	A	
81-91	B	
69-80	C	
55-68	D	70
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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