



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

13 CEDAR GROVE | Hollywood
OFFERS AROUND £185,000

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £185,000
Semi-Detached
3 Bedrooms
1 Reception



Property Features

- Well Presented Semi-Detached Property within Popular Area of Cedar Grove
- Open Plan Living / Dining Room with Patio Doors Leading to Rear Garden
- Separate Kitchen with Range of High and Low-Level Units
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Roofspace
- Front and Rear Garden with Space for Garage Subject to Necessary Consents
- Driveway Parking
- Gas Fired Central Heating
- Conveniently Located to Hollywood Town Centre, Belmont and Ballyhackamore Villages
- Ideally Suited for a Range of Purchasers
- Ultrafast Broadband Available

Accommodation

Ground Floor

Reception Hall

Lounge/Dining
24'7" x 13'11"

Kitchen
11'6" x 7'10"

First Floor

Landing

Bedroom One
13'1" x 9'1"

Bedroom Two
11'6" x 9'1"

Bedroom Three
9'11" x 7'10"

Bathroom

Outside

Driveway Parking

Front and Rear Gardens

Garden Shed

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk

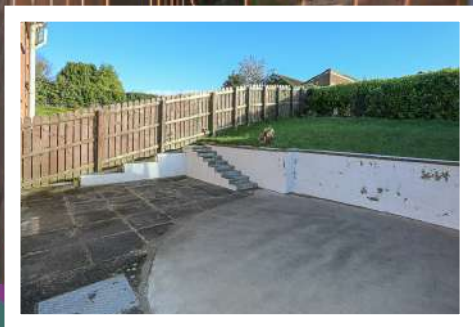


"This home has been well maintained by the current owner. Of particular note is the large lounge open to dining room with patio doors leading to rear garden laid in paving and raised lawns. The fitted kitchen has a range of high and low level units. The first floor comprises of three well-proportioned bedrooms, and a family bathroom."



Directions

Travelling along the Old Holywood Road, heading towards Holywood. Cedar Grove is on the left hand side after the Knocknagoney Road. Turn into Cedar Grove and then take second right and property will be located on the right.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.

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Awards & Recognition



THE SUNDAY TIMES
THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		65	68
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

North Down / Holywood Branch

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