



Located in the coveted area of Holywood, 15 Demesne Park offers a rare find. This detached home enjoys a convenient location near the town centre and boasts stunning panoramic views of Belfast Lough.

Extensively renovated to an impressive standard by the current owners, this property showcases a spacious open-plan kitchen, living, and dining area, complete with a cozy gas stove. Additionally, there's a separate lounge for quiet relaxation.

The property comprises three double bedrooms, providing ample space for comfort. A large garage and generous driveway offer plenty of parking options. The fully enclosed rear garden is ideal for families and those with furry friends. It has been beautifully landscaped, with a patio dining area and water feature, perfect for outdoor entertainment.

Nearby independent shops, cafes, and restaurants offer convenience, while the train station provides easy access to Belfast for work or leisure. Holywood also boasts a choice of excellent schools for all ages, and with the coastal path and Seapark around the corner, it makes a wonderful place for families to lay down roots.

Combining modern comfort with practicality, 15 Demesne Park is a fantastic opportunity to own a stylish home in a desirable location.

Offers Around  
£495,000

15 Demesne Park,  
Holywood,  
BT18 9NE

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Viewing by  
appointment  
through agent  
028 9042 4747

- Superb detached home in coveted location with panoramic views of Belfast Lough
- Extensively renovated to a fantastic standard
- Spacious open-plan kitchen, living, and dining area with gas stove
- Utility area
- Separate lounge with gas stove
- Three double bedrooms
- Ample parking with a large garage and driveway
- Fully enclosed rear garden with patio dining area and water feature
- Nearby shops, cafes, restaurants, and excellent schools
- Easy access to Belfast via train station and main commuting routes
- Coastal path and Seapark nearby for family walks
- Gas fired central heating | UPVC double glazed throughout



The Property Comprises:

Ground Floor

Hardwood double glazed front door to:

RECEPTION HALL: Kahrs engineered oak wood flooring.

CLOAKROOM: Duravit low flush wc, wash hand basin with mixer tap. Ceramic tiled floor, tongue and groove wood panelling.



MODERN KITCHEN OPEN PLAN TO LIVING AREA: Excellent range of high and low level units, Mourne granite worktops, Smeg range with five ring ceramic hob, Smeg extractor hood, stainless steel splashback. Franke one and a half bowl stainless steel sink unit with mixer tap, space for American fridge/freezer. Built-in dishwasher. Island unit with Mourne granite work top and storage. Kahrs engineered oak wood flooring. Large picture window with views over town and Belfast Lough.



LIVING AREA: Large floor to ceiling windows overlooking patio and garden, double glazed patio doors, gas stove, exposed brick feature wall.



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UTILITY ROOM: 11' 2" x 10' 6" (3.4m x 3.2m) Built-in washing machine and tumble dryer, low level units, storage cupboard with hot water tank and Worcester gas boiler.

LOUNGE: 19' 8" x 11' 2" (6m x 3.4m) Gas stove with slate hearth, cornice ceiling, solid oak flooring.



BEDROOM (1): 12' 6" x 10' 6" (3.8m x 3.2m) Extensive range of wall to wall robes with sliding doors.

ENSUITE SHOWER ROOM: Fully tiled walk-in shower cubicle with feature over head shower and separate shower attachment. Low flush wc, Duravit twin contemporary sink unit, heated towel rail. Viewers over town and Belfast Lough.



BEDROOM (2): 10' 6" x 8' 10" (3.2m x 2.7m) Excellent range of robes with sliding doors. Shuttered windows.



BATHROOM: Modern white suite comprising panelled bath with mixer tap and telephone hand shower, Fully tiled shower cubicle, low flush wc, Duravit vanity unit with mixer tap, part tiled walls, ceramic tiled floor.



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## First Floor

BEDROOM (3): 25' 3" x 11' 10" (7.7m x 3.6m) Panoramic views of Belfast Lough.



## Outside

Tarmac driveway with ample parking to:

DETACHED MATCHING GARAGE: 20' 8" x 16' 9" (6.3m x 5.1m) Electric up and over door, electric car charging point.

Front and side gardens. Fully enclosed rear garden with patio area and lawns. Bordered by mature hedging and shrubs. Water feature on patio, back gate into golf course.

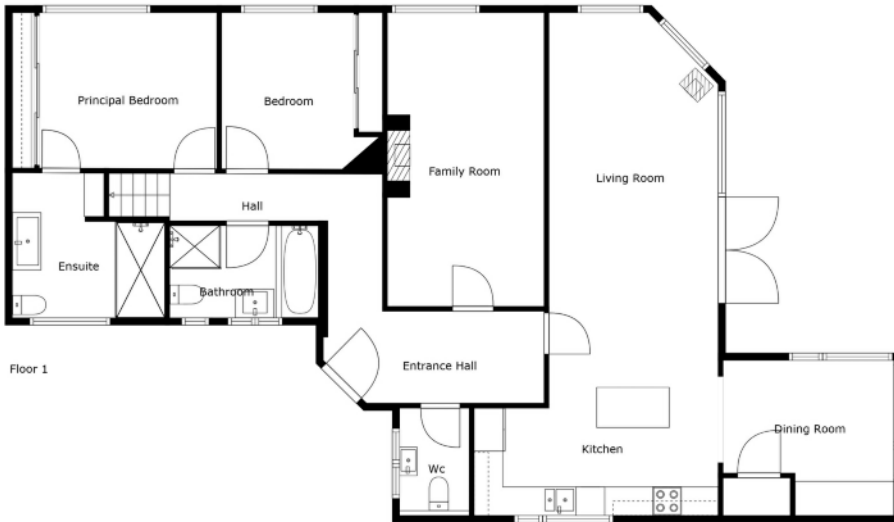




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## Location:

Coming into Holywood on the Belfast Road, turn right into My Lady's Mile. Turn left at the top onto Demesne Road and the Park is next right.



Sizes And Dimensions Are Approximate. Actual May Vary.

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 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
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