



14 DEMESNE PARK

Hollywood, BT18 9NE

Offers around **£399,950**



SEMI DETACHED | 3  | 1  | 3 

This three bedroom semi-detached period home sits on an elevated site within the ever popular cul-de-sac of Demesne Park in central Holywood. This property has been extended to the ground floor creating exceptional living space with a modern open plan kitchen/living/dining with access to the rear garden.

KEY FEATURES

- Downstairs WC and Cloakroom
- Bespoke Fitted Kitchen With Range of Integrated Appliances Including Four Ring Induction Hob Open Plan to Dining and Living Space with French Doors to Rear Garden
- Lounge with Elevated view over Belfast Harbour, Belfast Lough and the Antrim Hills Beyond.
- Roofspace
- Gas Fired Central Heating, Boiler Installed 2023
- Genius Smart Heating Control System
- EV Charger
- Beautifully Landscaped South Facing Rear Gardens Laid in Lawns with Mature Trees and Planting
- uPVC Soffit and Fascia Boards
- Within Walking Distance of Holywood's Bustling Town Centre, Redburn Country Park and Holywood Golf Club
- Fifteen Minutes to Belfast City Centre via Both Road and Rail



ROOM DETAILS

Ground Floor

- Covered Entrance Porch
- Reception Hall
- Lounge
16'3" x 12'7"
- Garden Room/Dining Room
17'0" x 12'3"
- Open Plan Kitchen/Dining/Living Space
20'8" x 19'7"
- Utility Room
- WC

First Floor

- Landing
- Bedroom One
12'7" x 11'7"
- Bedroom Two
11'9" x 11'2"
- Bedroom Three
7'10" x 7'10"
- Bathroom
- Partially floored, electric light, insulated roofspace.

Outside

- Tarmac driveway with ample parking, mature front garden, excellent views across Holywood to Belfast Lough and the Antrim Hills, gardens laid in lawns, mature shrubs and planting, rear garden laid in lawns, landscaped with patio and pathways, mature shrubs and planting, mature trees, excellent views to Belfast Lough, rear garden with magnolia tree, mature trees, garden shed and excellent views to Belfast Lough and the Antrim Hills, excellent degree of privacy, southerly aspect, EV charger.



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling from the Maypole in Holywood continue up Church Road. Turn right into Demesne Road. At the junction turn left. Follow Demesne Road round the right hand bend. Demesne Park is located on the left hand side. Number 14 is located ¾ of the way up the hill on the left hand side.



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		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	73	75
39-54 E		
21-38 F		
1-20 G		
<i>NOT energy efficient - higher running costs</i>		

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



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

