



# 48 ARDMORE HEIGHTS

Holywood, BT18 0PY

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*Offers around* **£425,000**



DETACHED BUNGALOW | 3  | 1  | 2 

Not only does this property boasts the benefit of single level living it also commands exceptional views across Belfast Lough to Belfast Harbour and the Antrim hills.

## KEY FEATURES

Deceptively Spacious Detached Bungalow with Magnificent Lough Views

Well Maintained Throughout

Open Plan Kitchen/Dining Room

Lounge leading to...

Sun Room with Exceptional Views Across Belfast Lough to the Antrim Hills and Belfast Harbour

Family Bathroom

Three Good Sized Bedrooms

Utility Room

Roofspace

Oil Fired Central Heating and uPVC Double Glazing

Ample Driveway Parking for Several Cars

Rear Garden Laid in Lawns and Decked Areas Ideal For Outdoor Entertaining and Enjoying Long Summer Evenings

Integral Garage

Ultrafast Broadband Available



## ROOM DETAILS

### Ground Floor

- Entrance
- Reception Hall
- Kitchen/Living/Dining  
25'7" x 10'6"
- Lean To Utility Room  
12'1" x 9'1"
- Lean To Outside WC
- Hallway
- Lounge  
23'0" x 12'5"

### Ground Floor

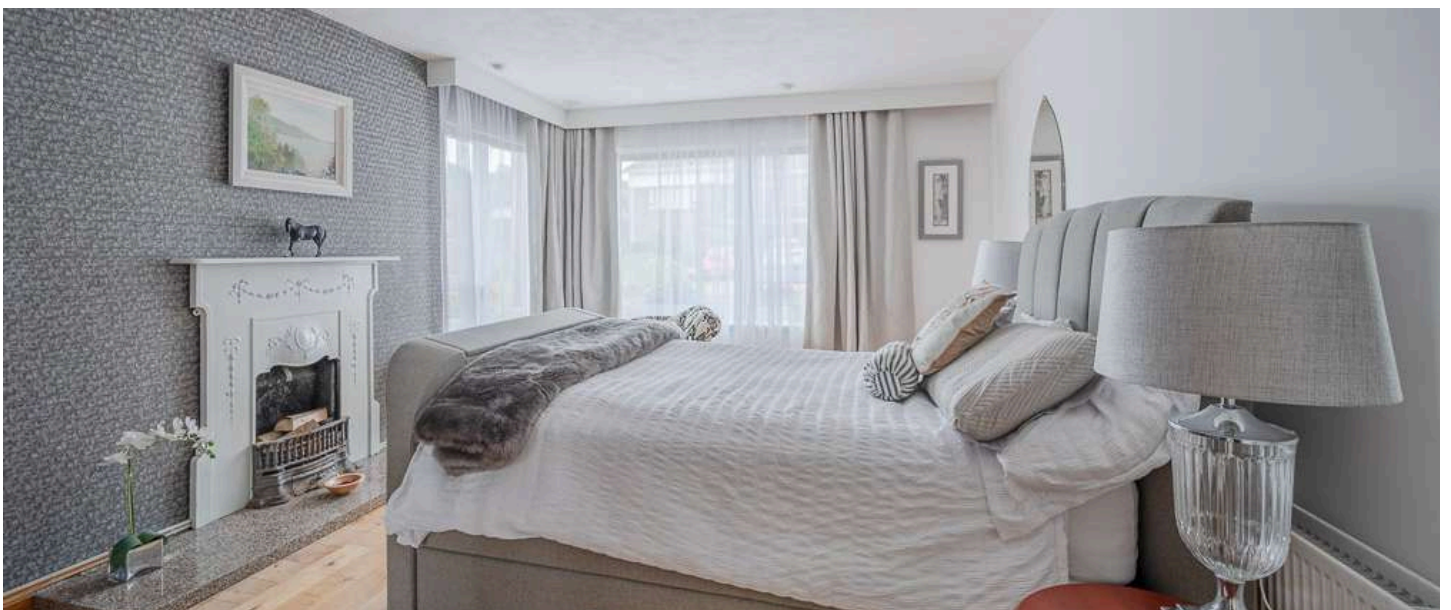
- Bedroom One  
17'9" x 11'7"
- Bedroom Two  
11'0" x 10'7"
- Bedroom Three  
8'9" x 8'8"
- Shower Room

### Outside

- Ample driveway parking
- Gardens fully enclosed and laid in lawns to rear
- Deck area with southerly aspect, additional deck area with access gate to rear garden
- PVC soffits and fascias.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling from the Maypole in Holywood, in the direction of Bangor, turn right into Croft Road. Ardmore Road is off Croft Road on the right-hand side towards the top. Continue to the top of Ardmore Road. Turn right into Ardmore Heights, number 48 is located on your right hand side.*



## THE LOCAL AREA

*Holywood, 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. Holywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Holywood is home to many leading secondary and primary schools.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	56	62
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

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



## OUR BRANCHES

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