



This exceptional duplex apartment is located just a few minutes' drive from Holywood's vibrant town centre, offering a variety of specialist shops, restaurants, and more. Additionally, it provides easy access for commuting to Belfast city by both road and rail.

The interior of the apartment is finished to an exceptionally high standard, with top-quality fixtures and fittings throughout. One standout feature is the open-plan kitchen with a range of integrated appliances, which seamlessly flows into the modern living and dining area. The living space offers uninterrupted views of the Lough. The apartment includes two spacious bedrooms. The modern bespoke shower room comes with a walk in shower which is fully tiled and comes with black feature shower fittings.

Externally, residents and visitors can enjoy private parking, a communal garden, and direct access to the scenic coastal path. This highly sought-after development is located in a popular area, making early viewing highly recommended.

Offers Around
£225,000

4 Rhanbuoy Gardens,
Seahill,
Holywood,
BT18 0GA

Viewing by
appointment
through agent
028 9042 4747



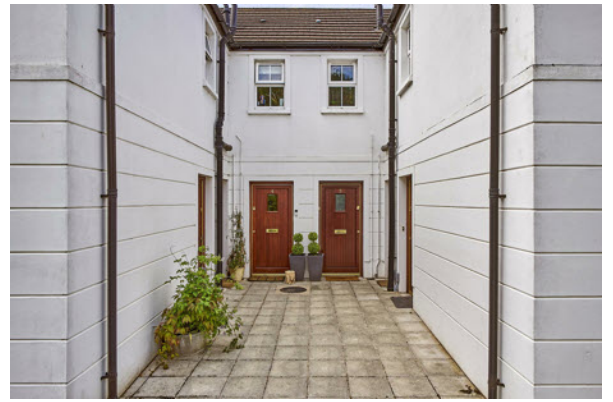
- Extremely Well Appointed Duplex Apartment - Ground & First Floor
- Excellent Standard of Decor Throughout with No Expense Spared
- Entertainment Sized Kitchen / Living / Dining Room on 1st Floor - Enjoying Outstanding Views over Belfast Lough & Beyond
- Cloaks with Low Flush Suite on First Floor
- Luxury Bespoke Shower Room
- Two Well Proportioned Bedrooms on Ground Floor
- Double Glazed Windows / Gas Heating
- Early viewing is Highly Recommended
- Resident & Visitor Parking
- Communal Gardens

The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: Built-in cupboard, cloaks cupboard.



BEDROOM (2): 11' 9" x 7' 4" (3.58m x 2.24m) New built-in pull out bed. LED lighting.

BEDROOM (1): 13' 9" x 9' 2" (4.19m x 2.79m) Built-in robe.



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SHOWER ROOM: Walk-in double shower cubicle with thermostatic shower unit, brick effect tiling, low flush wc, wash stand with drawers below, extractor fan, LED lighting, ceramic tiled floor, heated towel rail.



Stairs to . . .

First Floor

LANDING: Access to partly floored roofspace.

CLOAKROOM: Low flush wc, wash stand with cupboard below, heated towel rail, extractor fan, LED lighting.



LIVING ROOM: 17' 4" x 14' 2" (5.28m x 4.32m) Walnut flooring, LED lighting, media wall, door to Juliette balcony.



Open plan to . . .

KITCHEN: 9' 9" x 7' 2" (2.97m x 2.18m) Cashmere luxury high gloss kitchen with excellent range of high and low level units, laminate work surfaces, black sink unit with boiling hot water tap, Worcester gas fired boiler, Lamona four ring induction hob, splashback, extractor fan, oven, Lamona dishwasher, Lamona washer/dryer, integrated fridge freezer, ceramic tiled floor, LED lighting.



Outside

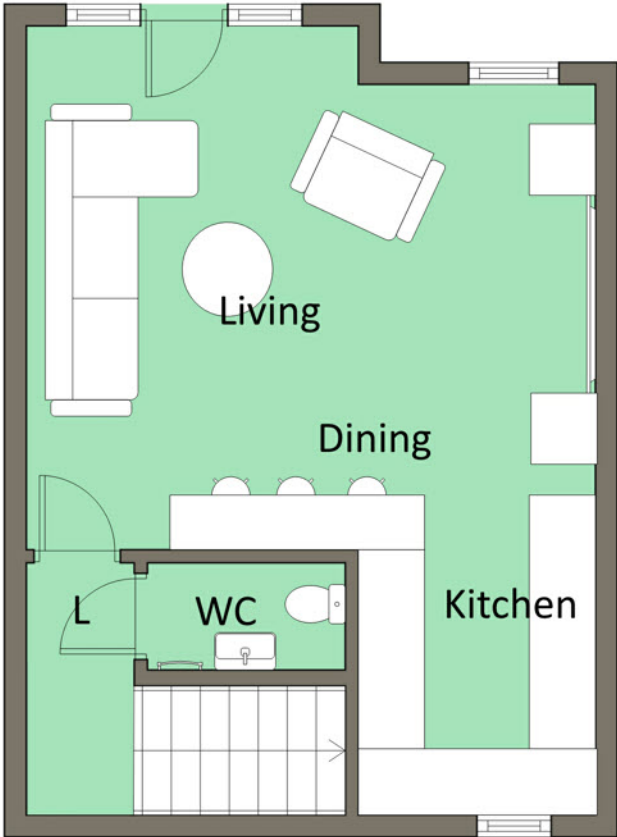
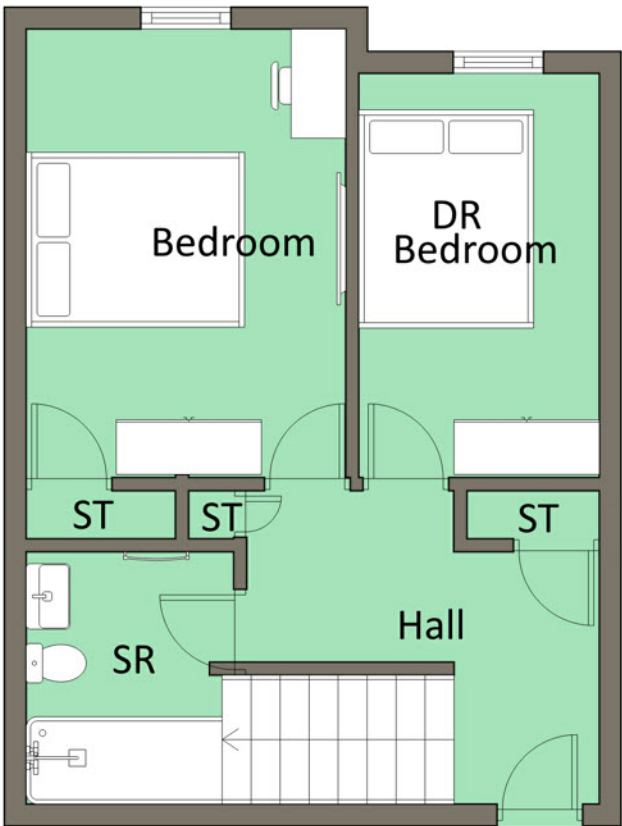
Communal parking for residents and visitor parking.

Service Charge

£788.70 per annum to include building insurance, gardening etc.

Location:

Travelling along the Dual Carriageway towards Bangor, turn left at Rockport School sign into Seahill, then turn left again into Seahill Road. Follow the road down to the left and turn right into Rhanbuoy Park. Rhanbuoy Gardens is at the end of Rhanbuoy Park,





North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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