



# 1 RHANBUOY GARDENS

Seahill, BT18 0GA

---

*Offers around* **£185,000**



GROUND FLOOR APARTMENT | 2  | 2  | 1 

Rhanbuoy Gardens enjoys an enviable position within Seahill commanding elevated views across Belfast Lough to the Antrim coastline whilst offering direct access to the National Trust Coastal Path.

## KEY FEATURES

- Exceptional Ground Floor Apartment Commanding Views to Belfast Lough
- Well Presented Throughout
- Open Plan Kitchen/Dining/Living Space with Range of Integrated Appliances, Open to Dining and Living Space Where French Doors Lead to a Private Patio with Unrivalled Views Across Belfast Lough
- Two Double Bedrooms
- Main Bedroom with En Suite Shower Room
- Separate White Bathroom Suite
- Double Glazing
- Gas Fired Central Heating
- Private Resident and Visitor Parking Area
- Private Patio Ideal for Barbecue and Enjoying the Evening Sunsets
- Communal Open Plan Gardens and Planting
- Sought After and Popular Location
- Ultrafast Broadband Available



## ROOM DETAILS

### *Entrance*

- Hardwood Front Door Through To Reception Hall
- Reception Hall

### *Ground Floor*

- Kitchen/Living/Dining 18'8" x 12'7"
- Bedroom One 11'8" x 9'8"
- Ensuite Shower Room
- Bedroom Two 9'8" x 9'5"
- Bathroom 7'3" x 5'9"

### *Outside*

- Private Patio,
- Communal Open Plan Gardens
- Private Resident and Visitor Parking Area.



To View Floor Plans scan QR code below



## DIRECTIONS

*Travelling from Holywood, along the main Belfast to Bangor dual carriageway, turn left at the traffic lights into Seahill which is signposted for Rockport School. Veer left onto Seahill Road and continue to the bottom taking the last turning on the left hand side into a continuation of Seahill Road. Follow this road to the bottom and turn right into Rhanbuoy Park which leads to Rhanbuoy Gardens. Number 1 is located on the 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		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Very energy efficient – lower running costs	71	75
NOT energy efficient – higher running costs		

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     

