



223a Upper Newtownards Road, Belfast, BT4 3JD
Tel: 028 9065 5060
Email: info@fetherstons.com
Web: www.fetherstons.com

10 Rathmoyle Park

Holywood
BT18 0DT

Offers Over £425,000

10 RATHMOYLE PARK, HOLYWOOD, BT18 0DT

- Beautifully Presented Detached Bungalow, Located in Rathmoyle Park, Seahill
- Breathtaking Views Over Belfast Lough, Cavehill & To Carrickfergus
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen, Open To The Living/Dining Area, With Fantastic Views Over Belfast Lough
- Spacious Living Room, With Access To The Raised Terrace
- White Suite Family Bathroom
- Gas Fired Central Heating & uPVC Double Glazing Throughout
- Attached Garage, With Excellent Storage
- Ample Driveway to Front & Rear Gardens Laid in Lawn, With Raised Decking & Terrace
- An Ideal Location, Just Minutes From The Local Railway Station & Glenraig Integrated Primary School



Property Description

Fetherstons Estate Agents are delighted to bring to the market this, stunning detached family bungalow, which is located within the ever-popular Rathmoyle Park, Seahill. Occupying a spectacular raised site, with uninterrupted views across Belfast Lough, Cavehill & Carrickfergus.

This deceptively spacious bungalow presents bright and spacious accommodation throughout, which will appeal to a wide range of prospective buyers, from families or those wishing to downsize. The heart of the home is undoubtedly, the open plan kitchen / living / dining area, with fabulous uninterrupted views across Belfast Lough and Cavehill. The Spacious double aspect living room benefits from an open feature fireplace and access to the elevated terrace, with stunning sea views. There are three well proportioned bedrooms, with bedroom one benefitting from spectacular sea views and a white suite family bathroom.

Furthermore, there is an outdoor W/C, separate full fibre broadband with both BT and Fibrus. gas fired boiler and uPVC double glazing throughout.

Overall, the property has been well-maintained by the current owners and has been tastefully decorated throughout. Externally to the front, the garden is laid in lawn with mature planting, along with the ample driveway, leading to the attached garage. The expansive landscaped rear garden, is laid in lawn with mature planting, raised timber decking and a raised terrace, with enhanced sea views.

George Best City airport is easily reached. Local Primary and Secondary schools are close at hand with local Golf Clubs, Crawfordsburn Country Park and beautiful coastal walks right on your doorstep.

Rarely do properties of this quality present themselves to the open market and we highly recommend an internal inspection to appreciate all this property has to offer.



Property Comprises

PVC front door leading into reception porch

PORCH

Tiled flooring with access to the reception hall.

RECEPTION HALL

Access to roof space, cornice ceiling. Roof space: partially floored, light and insulated.

LIVING ROOM 17' 9" x 11' 5" (5.41m x 3.48m)

Dual aspect to front and rear, cornice ceiling, sliding door leading to raised terrace, with breathtaking view across Belfast Lough & Cavehill.







KITCHEN / LIVING / DINING AREA 19' 6" x 18' 10" (5.94m x 5.74m)

Fantastic range of high and low level units, laminate work surface with stainless steel sink unit and drainer, 1.5 tub with mixer tap. Space for oven cooker, integrated fridge freezer, larder cupboard, glazed cabinets, integrated dishwasher, stainless steel extractor fan, laminate wood effect flooring throughout. Open to living / dining area, with uPVC french doors leading to the raised terrace. Breathtaking views across Belfast Lough to Cavehill, Greenisland & Carrickfergus.



BEDROOM ONE 11' 1" x 10' 10" (3.38m x 3.3m)

Outlook to rear with fantastic views across Belfast Lough, range of built-in sliding wardrobes.

BEDROOM TWO 11' 5" x 8' 9" (3.48m x 2.67m)

Built-in storage cupboard, outlook to front.

BEDROOM THREE 12' 7" x 6' 9" (3.84m x 2.06m)

Outlook to front.





BATHROOM

White suite comprising of low flush WC, pedestal wash hand basin with hot and cold tap, panelled bath with hot and cold, thermostatically controlled shower above. fully tiled walls, tiled flooring, vertical chrome heated towel rail, extractor fan recessed spotlighting.

OUTDOOR W/C

White suite comprising of low flush WC, pedestal wash hand basin with hot and cold tap and tiled splash back. Built-in shelving, Worcester gas boiler, tiled flooring.



ATTACHED GARAGE 15' 6" x 10' 2" (4.72m x 3.1m)

Remote electric powered roller up & over door, light and power, plumbed for washing machine and space for tumble dryer.

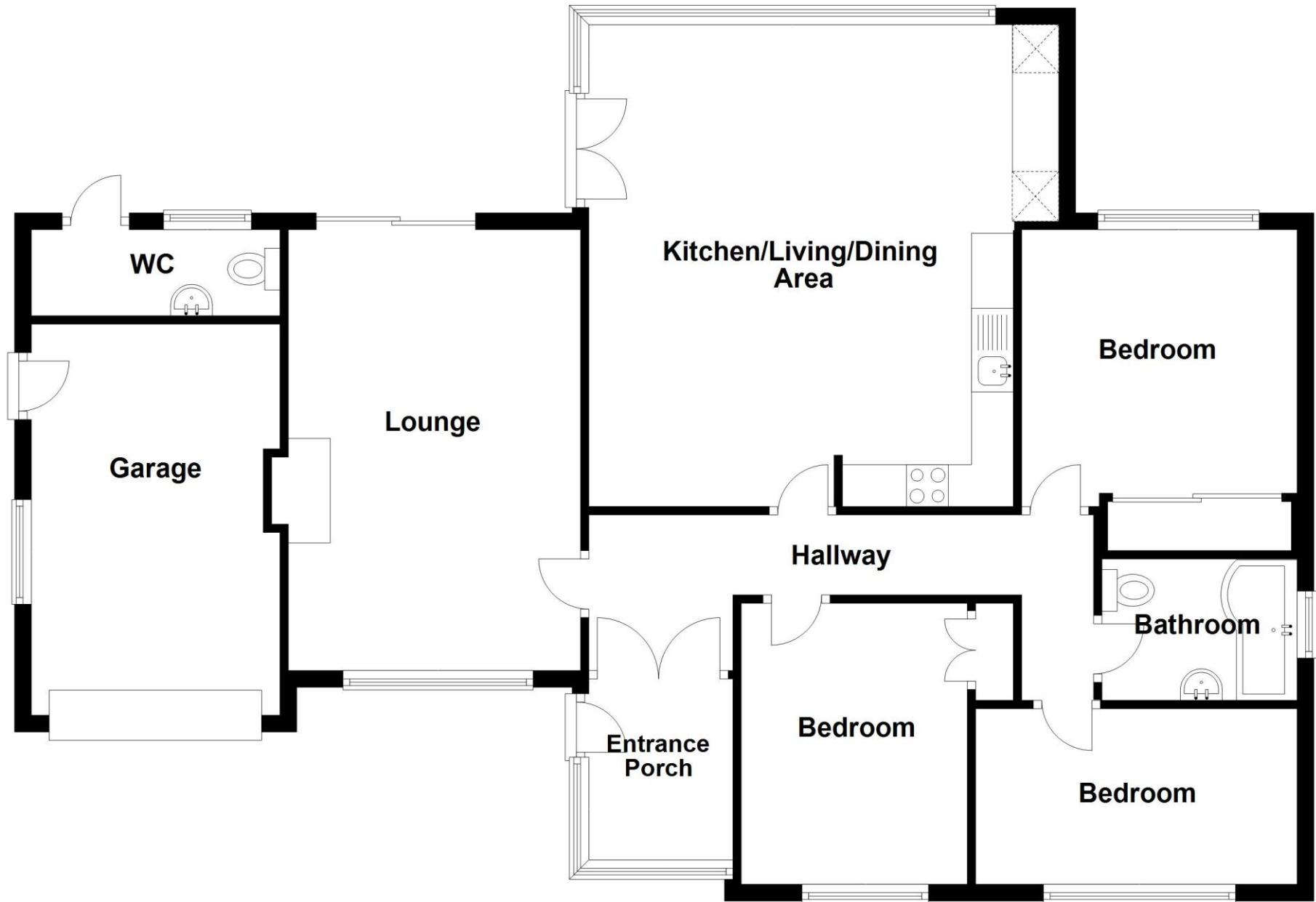
OUTSIDE

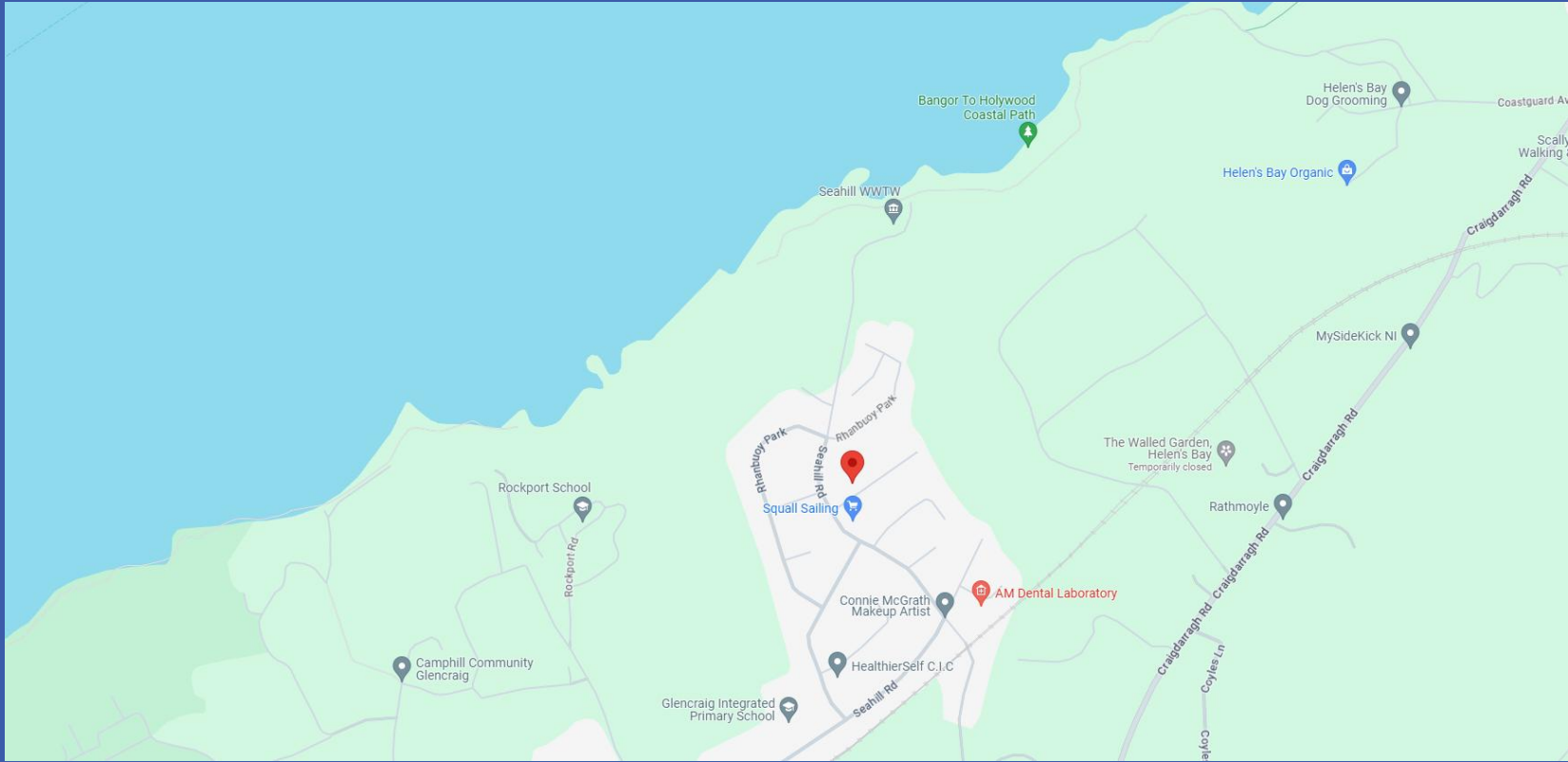
Externally to the front, the gardens are laid in lawn with mature shrubs and planting. Ample, driveway for off street car parking, leading to the attached garage. Rear garden laid in lawn with mature shrubs and planting. Raised timber decking and raised terrace with glass balustrade, ideal for outdoor entertaining with fantastic views over Belfast Lough.





Ground Floor





Directions:

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 D
39-54	E		
21-38	F		
1-20	G		



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