



9 VICTORIA ROAD

Holywood, BT18 9BA

Offers around **£495,000**



DETACHED | 3  | 1  | 2 

Rarely do properties such as Dalriada on the prestigious Victoria Road within central Holywood come to the open market. Built in the 1930's this detached home exudes charm and character and provides an excellent opportunity to purchase not only a wonderful home with endless potential but also a wonderful site.

KEY FEATURES

- Mature and Level Site with Generous Gardens and Southerly Aspect
- Front Gardens with Mature Planting and Driveway Parking
- Kitchen with Rear Porch and Access to Garden
- Downstairs WC
- Floored Roofspace Accessed Via Slingsby Ladder (Suitable for Conversion Subject to Necessary Consents)
- Gas Fired Central Heating
- Detached Garage
- Within the Catchment Area to a Range of Leading Schools
- Suitable for Extension Subject to Necessary Planning Permissions
- Fifteen Minutes' Drive of Central Belfast
- Five Minutes' Drive of Belfast City Airport



ROOM DETAILS

Ground Floor

- Covered Veranda Entrance Porch
- Spacious Reception Hall
- Drawing Room 13'10" x 13'0"
- Dining Room/Family Room 15'7" x 11'11"
- Kitchen 12'4" x 11'3"
- Rear Porch
- WC

First Floor

- Return
- Bedroom One 13'10" x 11'5"
- Bedroom Two 11'11" x 11'5"
- Bedroom Three 9'0" x 8'8"
- Bathroom
- Roofpace Slingsby ladder to floored attic room, sheeted, floored and side gable window, further storage into eaves, access to further attic room.
- Attic Rom

Outside

- Wrought iron double gates, loose gravelled driveway, mature front gardens, well-tended, laid in lawns, mature shrubs, bounded by hedging, driveway to side leading to garage, covered bin storage and garden store. Rear garden is south facing with rose bed, mature shrubs and mature planting, bounded by hedging, crazy paved patio area, water tap.
- Detached Garage

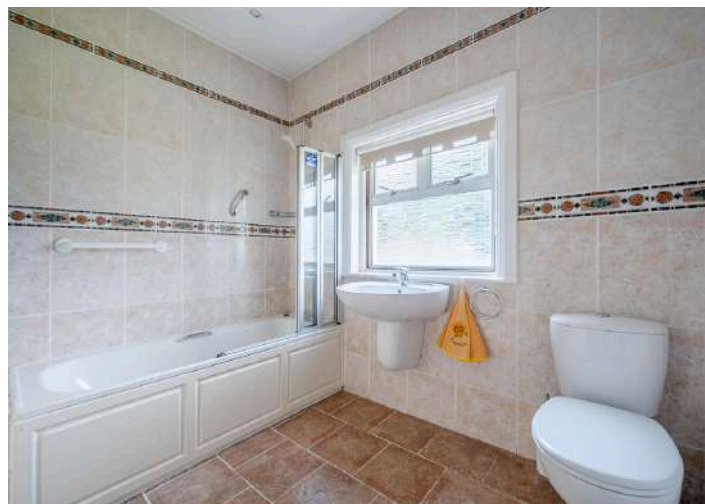


To View Floor Plans scan QR code below



DIRECTIONS

Travelling from the Maypole in Holywood, continue out of Holywood towards the Priory. Victoria Road is first on the right before the High Street joins Bangor Road. Number 9 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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54	51	55
21-38		
1-20		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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