



This charming period terrace offers a rare opportunity to create your dream home in a prime Hollywood location, with uninterrupted views across Belfast Lough.

The property offers a generous layout, featuring a large living and dining room, a fitted kitchen with casual dining space, and a sunroom on the ground floor. Upstairs, the primary bedroom enjoys breathtaking sea views, with a second bedroom that opens onto a private rear balcony. A family bathroom and separate WC complete this level, while the converted roof space on the second floor provides a versatile third bedroom or additional living space.

Outside, the south-facing patio garden is fully enclosed, creating a private outdoor retreat. Beyond the garden, a detached garage includes a separate workshop or home office, providing flexible additional space.

Brimming with period charm and offering fantastic potential, this home is perfectly positioned to make the most of its spectacular surroundings.

Offers Around
£299,950

8 Kinnegar Road,
HOLYWOOD,
BT18 9JN

Viewing by
appointment
through agent
028 9042 4747



- Charming period terrace with uninterrupted views across Belfast Lough
- Spacious living and dining room
- Fitted kitchen with casual dining area
- Sunroom
- Primary bedroom with sea views
- Second bedroom with private rear balcony
- Converted roof space for additional bedroom or flexible use
- Fully enclosed south-facing patio garden
- Detached garage with separate workshop or home office
- Oil fired central heating
- Within walking distance of restaurants, shops and cafes
- A stone's throw from Holywood train station for easy access to the city centre

The Property Comprises:

Ground Floor

ENTRANCE HALL: Hardwood glazed front door to spacious entrance hall. Corniced ceiling

LIVING DINING ROOM: 25' 9" x 13' 2" (7.84m x 4.02m) (into bay) Corniced ceiling and ceiling rose, feature marble fireplace with tiled hearth and inset, cast iron surround and brass fender. Bay window with interrupted views across Belfast Lough. Storage under stairs

Bay window with interrupted views across Belfast Lough. Storage under stairs



FITTED KITCHEN WITH BREAKFAST AREA: 19' 1" x 8' 2" (5.82m x 2.5m) Excellent range of high and low level units, oak cabinet doors, laminate worktops, five ring gas hob, built in electric oven and separate grill, built in microwave, integrated dishwasher, plumbed for washing machine, space for tumble drier, space for fridge freezer. Casual dining area with glazed door to sunroom. UPVC double glazed door to garden.



SUN ROOM: 9' 9" x 8' 2" (2.98m x 2.5m)



First Floor Return

Stained glass window.



SEPARATE WC: Low flush WC, wash hand basin and bidet.

BATHROOM: Part tiled walls, corner bathrub with mixer taps and telephone hand shower, built in corner shower unit with electric Redring shower.



First Floor

BEDROOM (1): 11' 1" x 18' 3" (3.38m x 5.57m) Corniced ceilings, ceiling rose, excellent range of built in robes with drawer units and shelving. Uninterrupted views across Belfast Lough.



BEDROOM (2): 10' 10" x 10' 7" (3.3m x 3.23m) UPVC double glazed door to rear balcony. Built in shelving and wall to wall range of built in robes. Corniced ceiling.



Second Floor

BEDROOM (3): 14' 4" x 13' 1" (4.36m x 4m) Velux windows, eaves storage and cast iron fireplace.

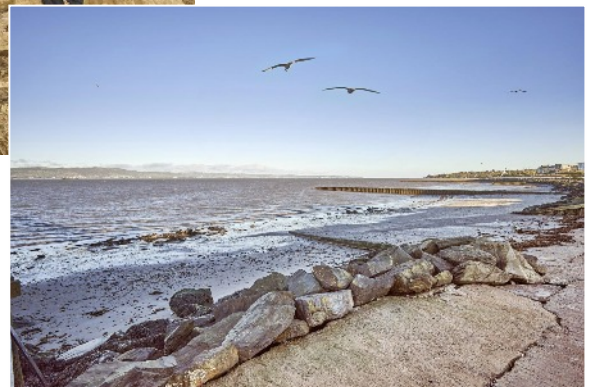


Outside

Fully enclosed, south facing, rear patio garden. Outside WC and garden store. Flower beds with mature shrubs. Gate to garage and rear access via Kinnegar Drive.

GARAGE: 20' 0" x 10' 5" (6.1m x 3.17m) Roller door, light and power.

WORKSHOP / OFFICE: 8' 11" x 8' 2" (2.73m x 2.5m) Light and power.





Location: Coming through Holywood from Belfast on the Dual Carriageway, turn left after train station into Kinnegar Road.

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