



# 55 CEDAR GROVE

Hollywood, BT18 9QG

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*Offers around* **£275,000**



SEMI-DETACHED | 5  | 2  | 1 

Nestled in the highly sought-after Cedar Grove area of Holywood, this charming 4 bedroom and office/bedroom 5 semi-detached home offers the perfect blend of spacious living and modern convenience, making it ideal for growing families.

## KEY FEATURES

- Well Presented Semi Detached Home
- Flexible Accommodation with the Possibility of Five Bedrooms
- Convenient and Popular Location
- Modern and Bright Accommodation
- Spacious Lounge Through to Dining Room with Patio Doors Leading to Rear Garden
- Fully Fitted Kitchen with Range of Appliances
- Four and office or Five Well Proportioned Bedrooms
- Primary Bedroom with En Suite Shower room
- Family Bathroom
- uPVC Double Glazing Throughout
- Fully Enclosed and Private Rear Garden
- Gas Fired Central Heating
- Integral Garage with Covered Car Port



## ROOM DETAILS

### Ground Floor

- Lounge/Dining Room  
24'7" x 13'9"
- Kitchen  
11'5" x 7'11"

### First Floor

- Landing
- Bedroom One  
19'9" x 10'4"
- Ensuite Shower Room
- Bedroom Two  
13'2" x 9'6"
- Bedroom Three  
11'5" x 9'6"
- Bedroom Four  
10'2" x 7'7"
- Bedroom Five/Office  
8'7" x 6'8"
- Bathroom  
7'7" x 5'8"

### Outside

- Detached Garage
- Covered Carport
- Ample Driveway Parking
- Fully Enclosed Rear Garden Laid in Lawn



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling from Holywood along the Old Holywood Road, Cedar Grove is located on the right hand side before the junction at Knocknagoney Road. No. 55 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>	66	69
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient - higher running costs		

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



## OUR BRANCHES

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