



# 8 ARDMORE AVENUE

Holywood, BT18 0PT

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*Asking price* **£475,000**

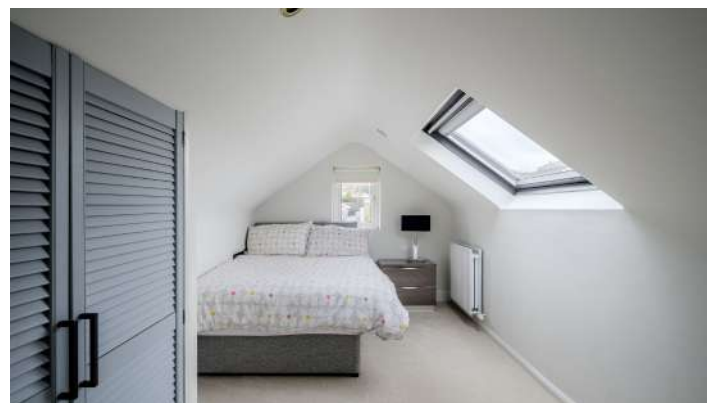


DETACHED CHALET BUNGALOW | 4 🛏️ | 2 🚿 | 2 🚻

Located in the highly sought-after town of Holywood, 8 Ardmore Avenue is a stunning detached residence that has been beautifully extended and renovated to an exceptional standard.

## KEY FEATURES

- Extended and Beautifully Renovated Detached Property
- Modern Open Plan Living and Generous Accommodation
- Conveniently Located Only Walking Distance from Holywood's Bustling High Street
- Bespoke Fitted Contemporary Matt Black Kitchen with Range of High Spec Integrated Appliances, Island unit with Dekton Worksurface, Casual Breakfast Bar Dining Area
- Large Open Plan Kitchen and Dining/Living Space with Sliding Full Wall Patio Doors to Rear Garden
- Living Space with Media Wall and Electric Driftwood and Coal Effect Fire
- Utility Room
- Lounge with Open Fireplace
- Primary Bedroom to Ground Floor with Ensuite Shower Room and Walk in Dressing Room
- Second Bedroom to Ground floor with Two Additional Bedrooms to the First Floor
- Family Bathroom with Modern White Suite



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Lounge  
18'6" x 11'0"
- Kitchen/Living/Dining  
24'9" x 19'11"
- Utility Room  
10'7" x 7'7"
- Primary Bedroom  
23'9" x 9'1"
- Ensuite Shower Room
- Dressing Room
- Bedroom 2  
10'10" x 10'1"
- Family Bathroom

### *First Floor*

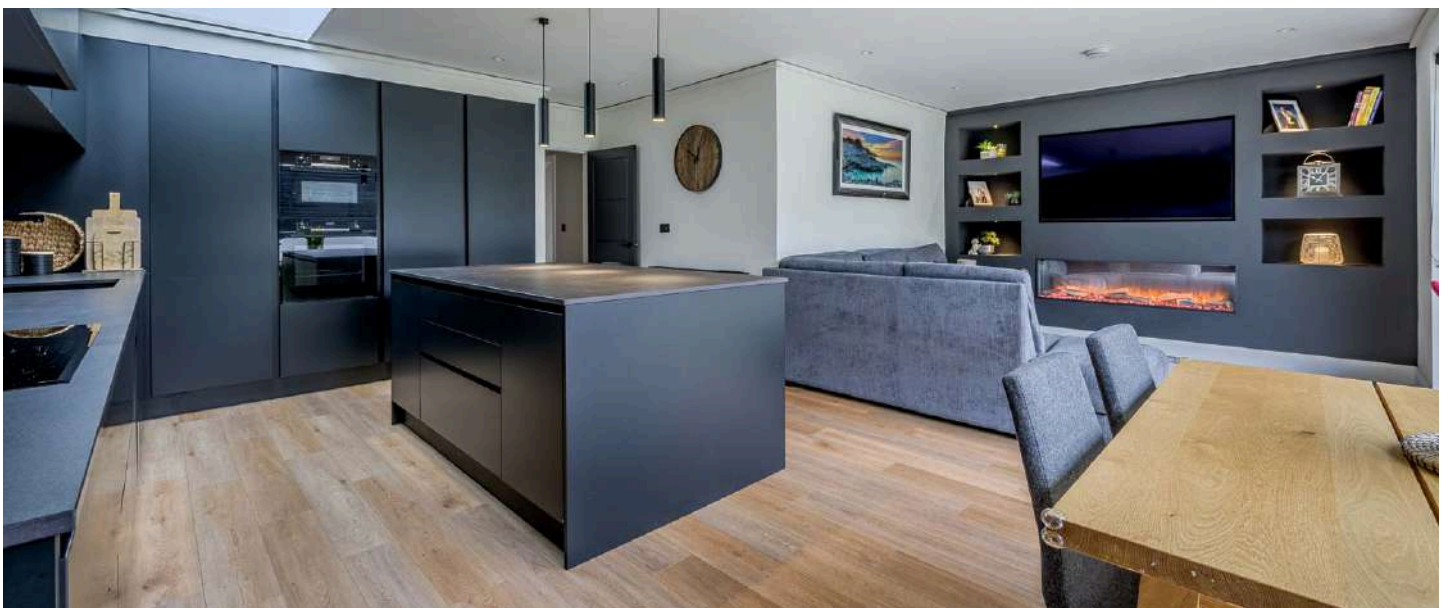
- Landing
- Bedroom Three  
20'3" x 7'11"
- Bedroom Four  
13'6" x 9'7"

### *Outside*

- Detached Garage  
17'10" x 8'6"
- Ample Driveway Parking
- Mature Planting to Front
- Fully Enclosed Rear Garden Laid in Lawns & Patio Areas Getting the Evening Sun



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling from the Maypole in Holywood along the High Street in the direction of Bangor, turn right before leaving Holywood onto Croft Road. Continue after the junction for Victoria Road and turn right into Ardmore Road; Ardmore Avenue is located on the right hand side and No. 8 is situated on the left.*



## 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+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	70	71
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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