



## 7 SEAHILL ROAD

Holywood BT18 0DA

---

*Offers Around*

**£485,000**

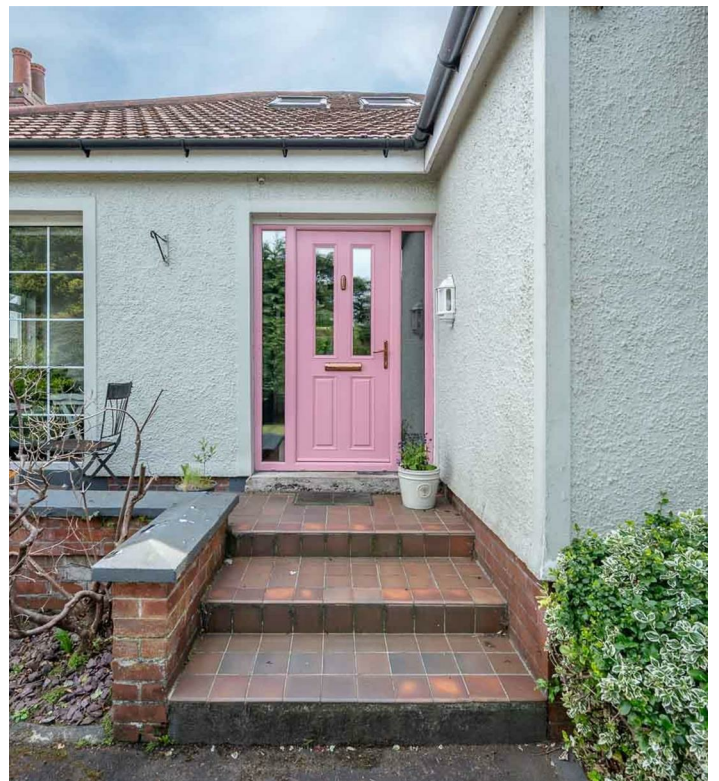


## HOUSE - DETACHED

| 4  |  | 3 

Add text here

- Exceptionally Well Presented Detached Four Bedroom Property on Ideal Site within Seahill
- Tasteful Décor Throughout
- Reception Hall
- Generous Lounge with Feature Campfire Effect Gas Fire
- Bespoke Fitted Kitchen with Range of Integrated Appliances including Quooker Boiling Tap, Feature Central Island with Casual Breakfast Bar Dining Area
- Additional Dining Space and Patio Doors Leading to Rear Garden
- Family Room/Bedroom 5
- Jack and Jill Shower Room
- Ground Floor Family Bathroom
- Utility Cupboard



## ROOM DETAILS

### *Entrance*

**GENEROUS  
RECEPTION  
HALL:**

**LOUNGE:**  
(23'9" x 13'9")

**OPEN PLAN L-  
SHAPED**

**KITCHEN:**  
(23'10" x 18'9")

**BEDROOM  
(5)/FAMILY  
ROOM:**  
(13'9" x 12'8")

**JACK AND JILL  
SHOWER ROOM:**  
(10'2" x 4'0")

**BEDROOM (4):**  
(13'5" x 12'8")

**BEDROOM (3):**  
(13'3" x 11'4")

**BATHROOM:**  
(7'10" x 6'2")

**LANDING:**

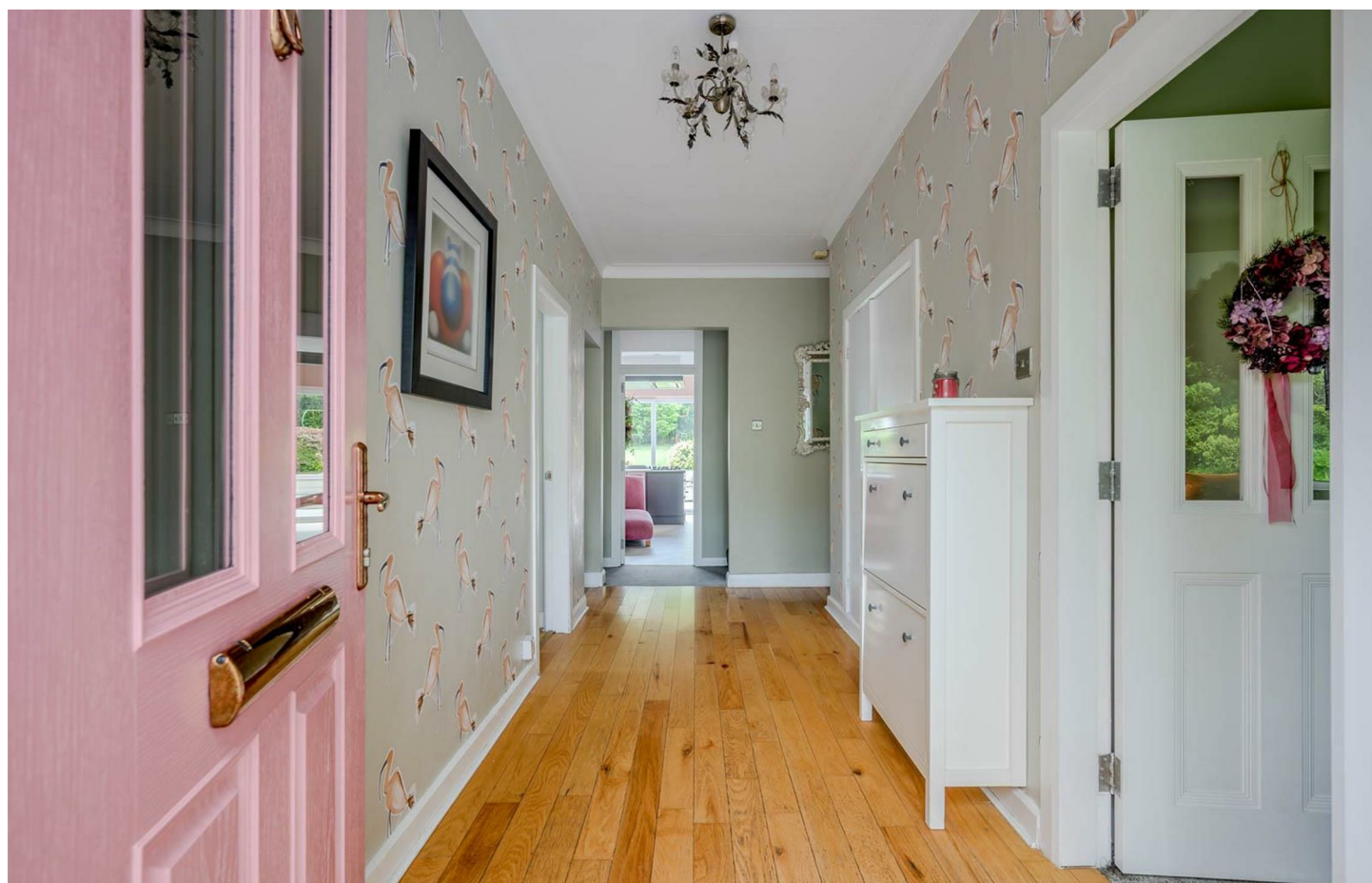
**BEDROOM (1):**  
(21'2" x 14'3")

**BEDROOM (2):**  
(18'2" x 13'3")

**SHOWER ROOM:**  
(8'5" x 7'7")

**DETACHED  
GARAGE:**

*Outside*





DIRECTIONS

Travelling on Seahill Road number 7 is located on the right hand side.



THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk      JOHNMINNIS.CO.UK      f    i    X    in    y



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment any authority to make or give, any representation or warranty whatever in relation to the property. All dimensions are taken to the nearest 3 inches.