



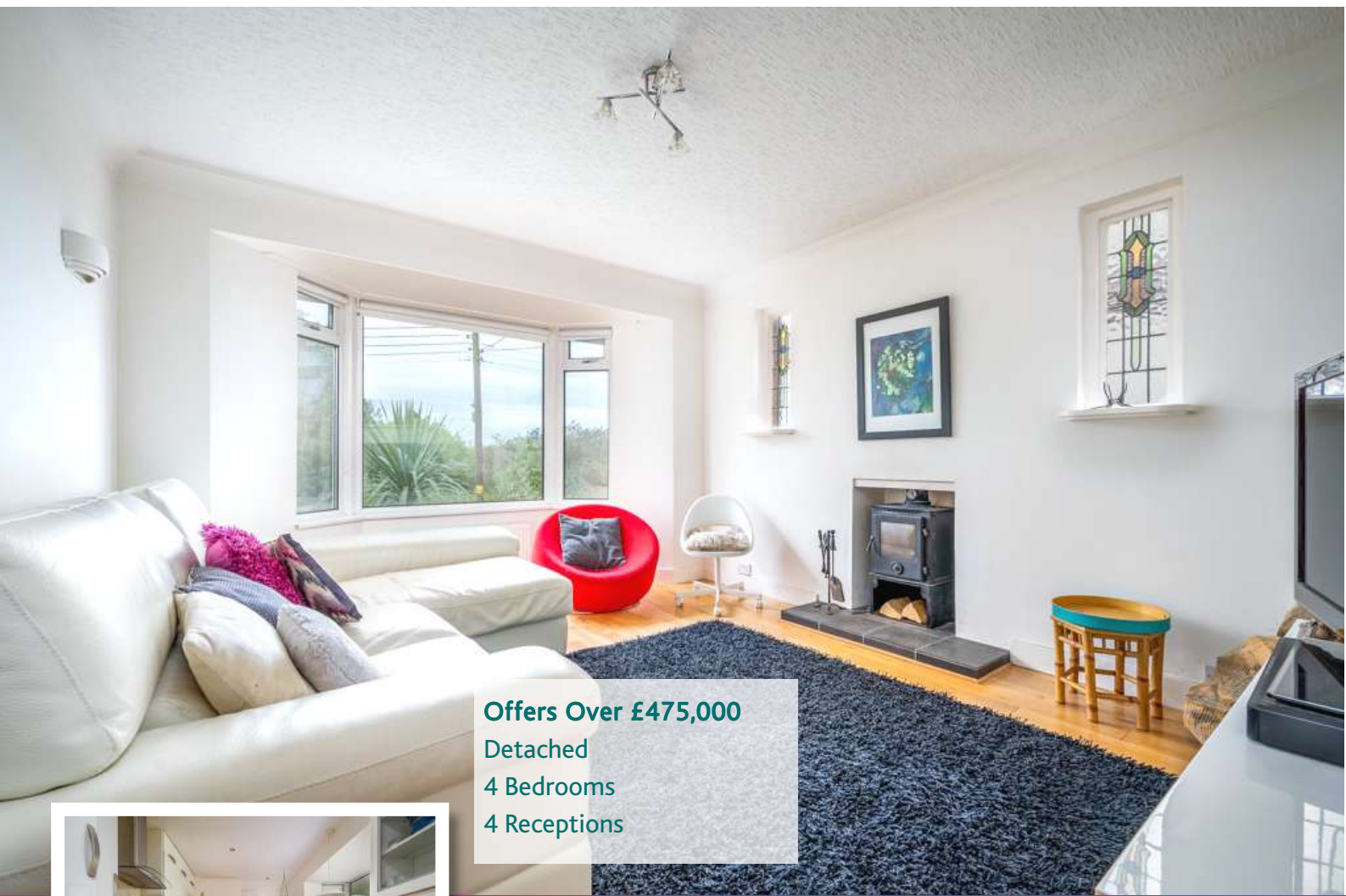
21 DEMESNE PARK | Hollywood  
OFFERS OVER £475,000



Scan for Property Details  
and to Arrange a Viewing







**Offers Over £475,000**  
Detached  
4 Bedrooms  
4 Receptions



## Property Features

- Well Maintained Detached Family Home with Superb Elevated Position
- Commanding Panoramic Views Across Belfast Lough
- Situated in Quiet Cul De Sac
- Downstairs WC
- Utility Room
- Fully Fitted Kitchen
- Separate Dining Room with Views To The Rear of the Property
- Spacious Family Living Room with French Doors To The Rear Garden
- Second Lounge Room
- Conservatory with Access To Rear Garden
- Four Well Proportioned Bedrooms
- Modern Family Bathroom
- Gas Fired Central Heating
- Private Driveway
- Mature Front and Rear South Facing Gardens with Excellent Privacy
- Rear Garden Provides Generous Patio Areas
- Excellent Potential to Extend Subject to Usual Planning Permissions

# Accommodation

## Ground Floor

Entrance Porch

Reception Hall

Kitchen/Dining/Living Space  
30'6" x 18'1"

Dining Room  
15'11" x 11'10"

Rear Porch/Utility Room

Lounge  
15'2" x 13'5"

Conservatory  
15'0" x 13'6"

## First Floor

Bedroom One  
12'11" x 10'9"

En Suite Shower Room

Walk In Wardrobe

Bedroom Two  
12'8" x 11'11"

Bedroom Three  
11'10" x 8'3"

Bedroom Four  
11'10" x 8'7"

Bathroom  
8'7" x 8'2"

Roofspace

## Outside

Garage

Tarmac Driveway

Mature Front and Rear  
South Facing Gardens

Paved Patio Areas to  
Rear

Timber Decking

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



"21 Demesne Park occupies a generous and elevated site with breath-taking views across Holywood and Belfast Lough, rarely do properties with such a unique aspect and potential present themselves to the open market."





# Directions

Travelling from the Maypole in Holywood continue up Church Road. Turn right into Demesne Road. At the junction turn left. Follow Demesne Road round the right hand bend. Demesne Park is located on the left hand side. Number 21 is located up the hill on the right hand side.



## Viewing

By appointment through agent.

## Free Valuation

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## Awards & Recognition



THE SUNDAY TIMES  
THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) <b>A</b>			
(81 - 91) <b>B</b>			
(69 - 80) <b>C</b>			
(55 - 68) <b>D</b>			
(39 - 54) <b>E</b>			
(21 - 38) <b>F</b>			
(01 - 20) <b>G</b>			
Not energy efficient - higher running costs			
		70	72

## North Down / Holywood Branch

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