



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

28 ALEXANDRA PARK | Hollywood
OFFERS AROUND £485,000



The Property

Alexandra Park is located approximately six miles from Belfast city centre and eight miles from Bangor. Both can be reached easily via both road and rail. There are many delightful coastal walks only a few minutes from Holywood's bustling High Street. Ballymenoch Park and Seapark provide playing fields and children's parks. My Lady's Mile is one of Holywood's most prestigious addresses only minutes from the heart of Holywood's town centre.

Holywood is considered to be one of the provinces's most desirable addresses. The town centre is vibrant with a range of speciality shops and boutiques, bars, restaurants and a thriving café culture. A range of local churches and leading primary and grammar schools creates a true sense of a close knit community within this prosperous town. George Best Belfast City Airport and Holywood exchange, with its range of retail outlets, as well as Virgin Active Health, Holywood Golf Club, Royal North of Ireland Yacht Club and Royal Belfast Golf Club are all within a short drive.

Number 28 Alexandra Park is one of only four prestigious homes within this secure gated development. Situated at the end of a quiet cul-de-sac this property provides exceptional build quality and the highest calibre of finish and specification. Number 28 boasts quality extras including a home entertainment package with two flat screen TVs, an integrated sound system to all principal rooms and full security system. Of particular note is a large kitchen dining living space ideal for today's busy family lifestyles. The bespoke Siematic Beaux Art kitchen includes a range of integrated appliances and stone work surfaces. The sanitary ware throughout the house is from Duravits designer range and includes an en suite shower room, bathroom and cloakroom. The layout of this home is adaptable with either four or five bedrooms layout but currently provides four bedrooms and an office. There are also three reception areas including ground floor lounge and magnificent first floor drawing room. This is an easily maintained home with contemporary finishes combined with traditional values creating a most enviable property where attention to detail has obviously been paramount. The rear garden is enclosed and private, laid in lawns with paved patio areas, the ideal space for outdoor entertaining.





Offers Around £485,000
Semi Detached
4/5 Bedrooms
2/3 Receptions



Accommodation

Ground Floor

- Reception Porch
- Reception Hall
- WC
- Lounge
18'3" x 13'3"
- Kitchen/Dining/Living Space
21'1" x 19'3"
- Dining/Living Space
- Utility Room

First Floor

- Landing
- Drawing Room
19'0" x 18'0"
- Master Bedroom
16'6" x 13'9"
- En Suite Shower Room

Second Floor

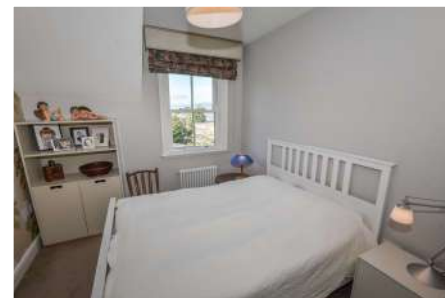
- Landing
- Bedroom Two
13'9" x 9'7"
- Bedroom Three
14'7" x 9'7"
- Bedroom Four
12'2" x 8'0"
- Bedroom Five/Study
10'0" x 8'9"
- Bathroom

Outside

- Brick Built Garden Store
11'3" x 7'2"
- Store Two
11'3" x 7'2"

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk





- Handsome Reclaimed Red Brick Semi Detached Family Home
- Four or Five Bedrooms Including Master Bedroom with Ensuite Dressing Area & Shower Room
- Utility Room
- Cloakroom & Ground Floor WC
- Contemporary White Suite to Family Bathroom
- Reclaimed Blue/Black Slate Roof
- Timber Sliding Sash Hardwood Double Glazed Windows
- First Floor Lounge
- Designer Sanitary Ware and Chrome Towel Rails
- Under Tile Heating to En Suite
- Reclaimed Blue/Black Slate Roof
- Timber Sliding Sash Hardwood Double Glazed Windows
- Siemens Beaux Art Kitchen with Utility Room and Range of Integrated Appliances, Stone Work Surfaces, Integrated Stainless Steel Range Cooker
- Gas Fired Central Heating & Pressurised Water System
- Home Entertainment Sound System Throughout with 22" Flat Screen to Kitchen Dining Living Space 42" Flat Screen TV, DVD Player and Surround Sound to First Floor Drawing Room
- Electric Gates and Video Intercom System
- Extensive Landscaped Gardens with Enclosed Rear Gardens Laid in Lawns with Excellent Privacy, Southerly Aspect and Paved Patio Areas, The Ideal Space for Outdoor Entertaining or Children at Play





Directions

Alexandra Park is located off My Lady's mile on the right hand side.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



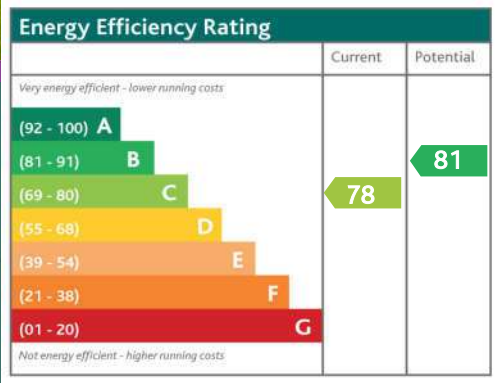
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