



14 RATHMOYLE PARK

Seahill, BT18 0DT

Offers around **£650,000**



DETACHED | 5  | 2  | 2 

Set on a generous and beautifully landscaped corner plot in the highly sought-after Seahill area, 14 Rathmoyle Park is a superb five-bedroom detached residence offering panoramic views across Belfast Lough and the Antrim Hills

.This well-appointed family home enjoys a prime position within a quiet cul-de-sac, ideal for those seeking space, privacy, and breathtaking scenery.

The property is thoughtfully designed with versatility in mind, featuring two ground floor bedrooms and a modern shower room, ideal for guests, extended family, or single-level living. Upstairs, three additional bedrooms are complemented by a glazed first-floor viewing gallery, a striking feature that invites you to unwind while enjoying the expansive coastal and countryside vistas.

At the heart of the home is a spacious central reception hall leading to an open-plan living/dining room, perfect for entertaining or family life, and a well-fitted kitchen.

The mature and extensive gardens are a particular highlight—beautifully planted and laid in lawns, with a private patio area ideal for relaxing or outdoor dining. With plenty of space for children to explore and play, the gardens also offer potential for further development (subject to the necessary consents).

Located close to a range of excellent schools, including Rockport and Glenraig Primary, and just a short walk to Seahill Train Halt, this home offers both convenience and tranquillity. The North Down Coastal Path is nearby, offering stunning walks along the shore.

This property also benefits from double glazing throughout, gas fired central heating, ample driveway parking and a generous integral garage.

A rare opportunity to acquire a substantial family home in one of North Down's most desirable residential locations. Early viewing is highly recommended.

KEY FEATURES

- Excellent red brick detached property in a quiet cul de sac location
- Extensive views across surrounding area, Belfast Lough and Antrim Hills
- Set within highly desirable residential area on a generous corner site
- Adaptable accommodation throughout
- Open plan living, dining area with patio doors enjoying panoramic views
- Large family kitchen with range of integrated appliances
- Five bedrooms over two floors, two with ensuite
- Shower room on ground floor and bathroom on first floor
- Integral garage
- Multiple patio areas to rear to enjoy the surrounding gardens and views
- Total lands measuring circa 0.5 acres
- Gas fired central heating
- Within walking distance to a range of excellent schools
- A two minute walk to North Downs Coastal Path and Seahill Train Halt
- Ultrafast Broadband Available



ROOM DETAILS

Ground Floor

- Reception Porch
21'7" x 9'1"
- Kitchen
16'11" x 11'7"
- L-Shaped Living/Dining
29'1" x 17'5"
- Dining Hall
- Bedroom Four
12'1" x 10'4"
- En Suite WC
7'2" x 4'4"
- Bedroom Five/Office
10'4" x 10'0"
- Shower Room
8'2" x 6'11"

First Floor

- Landing
- Viewing Gallery Room
11'4" x 7'6"
- Bedroom One
17'4" x 7'6"
- Bedroom Two
13'4" x 10'4"
- En Suite WC
5'1" x 3'11"
- Bedroom Three
12'10" x 10'2"
- Bathroom
8'2" x 7'2"

Outside

- Integral Garage

Outside

- Stunning gardens surrounding property
- Ample driveway parking
- Gardens laid in lawn to front and side
- Wilding garden with mature trees
- Possible potential of site, subject to planning, and patio.





FLOOR PLANS





DIRECTIONS

Travelling along the main dual carriageway from Holywood, in the direction of Bangor; turn left at the traffic lights at the Devil's Elbow into Seahill Road. Continue to the bottom of Seahill Road and take the last turning on the left. Rathmoyle Park is the third road on the right and No.14 is on the left hand side at the end of the cul de sac.



THE LOCAL AREA

Hollywood, 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. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	56	70
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

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



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