



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS



**7 THE CRESCENT | Hollywood**  
**OFFERS AROUND £399,950**



# The Property

This well presented three storey Georgian Regency terrace is among one of the most renowned and sought after property types and locations within Holywood. Well maintained and tastefully decorated throughout, the current owners have retained all the character one would associate with properties of this era including high ceilings, cornicing, and a period fireplace.

On the ground floor, there is a lounge with a beautiful bay window and a wood burning stove, separate dining room and a kitchen. There is an additional drawing room on the first floor, with an original fireplace, making a fabulous focal point for the room. Within the house there is also four bedrooms, a bathroom and utility room on the first floor.

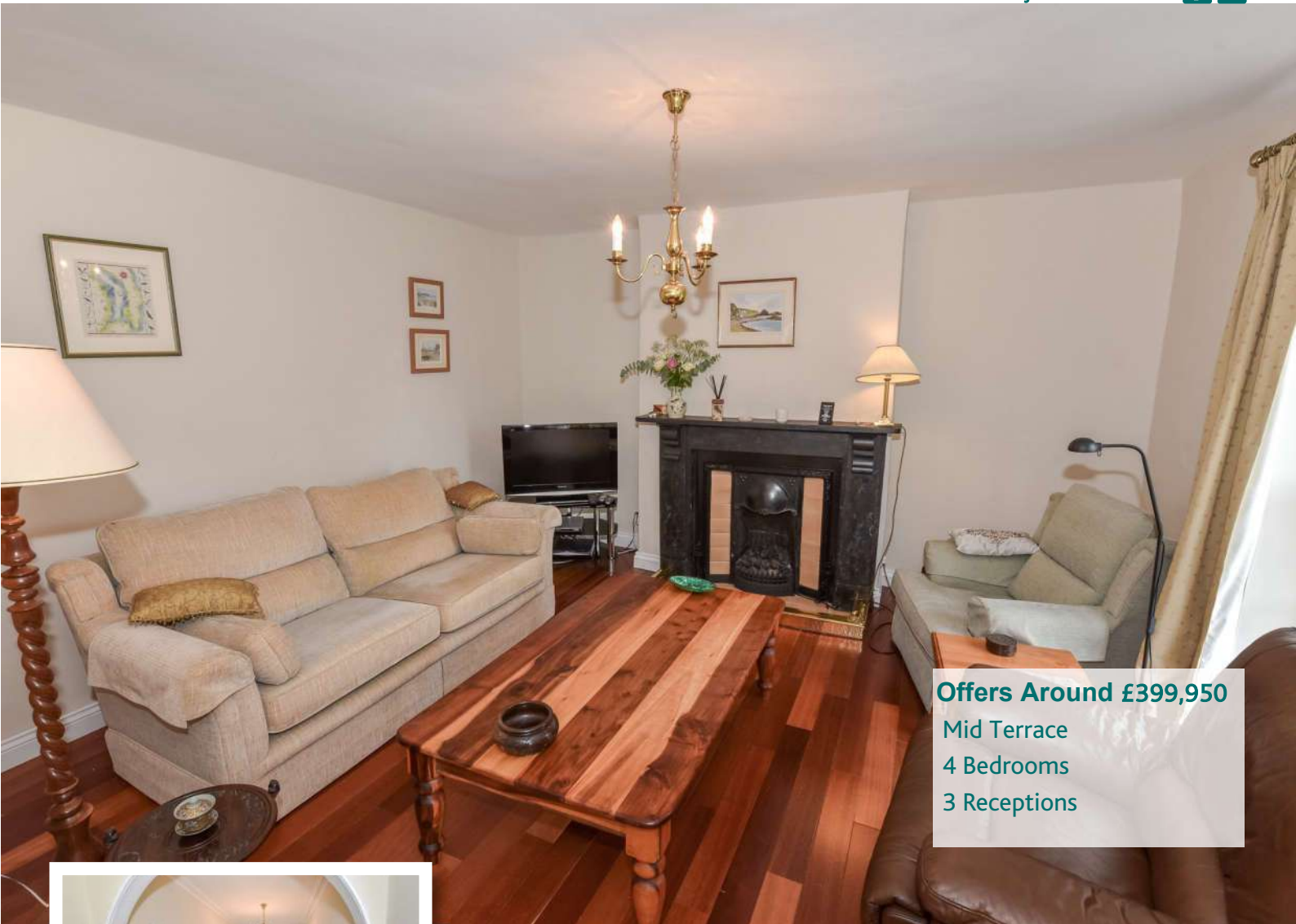
Across the enclosed courtyard on the ground floor, there is an annex which has an additional WC, shower and first floor store room. There is a garden room with a vaulted ceiling and double doors opening out to a private and mature south facing garden.

Located only a short walk from a host of amenities in Holywood including schools, shops and restaurants. Holywood Golf Club, Virgin Active Health Club, The George Best City Airport and Belfast City Centre are also easily accessible by car, bus or rail.

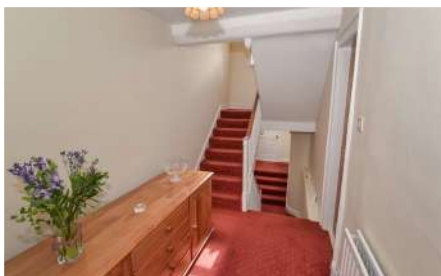
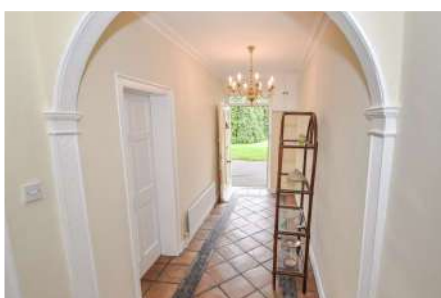
This is a particularly highly sought after and ever desirable location, thus we recommend viewing at your earliest convenience.







**Offers Around £399,950**  
Mid Terrace  
4 Bedrooms  
3 Receptions



# Accommodation

## Ground Floor

- Entrance Hall
- Lounge  
17'5" x 12'6"
- Dining Room  
12'6" x 9'10"
- Kitchen  
13'1" x 9'6"  
Leading to Courtyard Area
- Courtyard Area
- Hall Area
- Garden Room  
14'1" x 11'6"  
Stairs Leading to Attic Room
- Floored Attic Room  
11'2" x 13'9"

## First Floor Return

- Utility Room
- Bathroom
- First Floor Return
- Landing
- Drawing Room  
19'0" x 14'9"
- Bedroom Two  
12'6" x 10'6"

## Second Floor

- Landing
- Bedroom One  
13'9" x 12'6"
- Bedroom Three  
11'6" x 10'8"
- Bedroom Four  
9'10" x 5'11"

## Outside

- Front and Rear Gardens

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)







"Properties of this nature rarely present themselves to the open market and with such versatile accommodation, excellent convenience and privacy This well presented three storey Georgian Regency terrace is among one of the most renowned and sought after property types and locations within Hollywood. "

- Exclusive location within Hollywood Town Centre
- Period Three Storey Townhouse (Grade B2 Listed)
- Well-presented throughout & retaining many original features
- Secure Gated Entrance & Residents Parking
- Lounge with Feature Bay Window and Wood Burning Stove
- Dining Room
- Well Proportioned Kitchen with Excellent Storage
- First Floor Drawing Room with Original Feature Fireplace
- Four Bedrooms
- Spacious Bathroom
- First Floor Utility Room
- Rear Annex with flexible accommodation, consisting of Cloakroom with WC, Shower area, Garden Room and First Floor Store Room
- Oil Fired Central Heating
- Beautiful, Mature Garden with Southerly Aspect
- Conveniently Located Within Walking Distance to an Excellent Range of Schools, Hollywood Town Centre and Coastline and to Rail and Bus Networks
- Superb property for a range of purchasers









# Directions

Travelling through Hollywood town centre on High Street, heading towards Bangor, as you pass the Maypole continue straight, the crescent is then on your right hand side after the park.



## 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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## JOHNMINNIS RENTALS

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## Awards & Recognition



THE SUNDAY TIMES  
NORTHERN IRELAND  
ESTATE AGENT OF THE YEAR 2016



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		57
(39 - 54) E		
(21 - 38) F	32	
(01 - 20) G		
Not energy efficient - higher running costs		

## North Down / Hollywood Branch

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Agents & Valuers



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