



**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

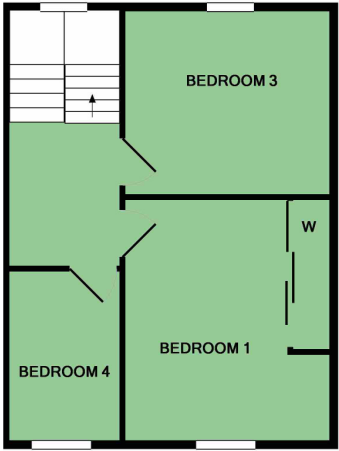
For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)





"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



TOTAL APPROX. FLOOR AREA 1925 SQ.FT. (178.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



# 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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## Awards & Recognition



THE SUNDAY TIMES  
THE SUNDAY TIMES



## 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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