

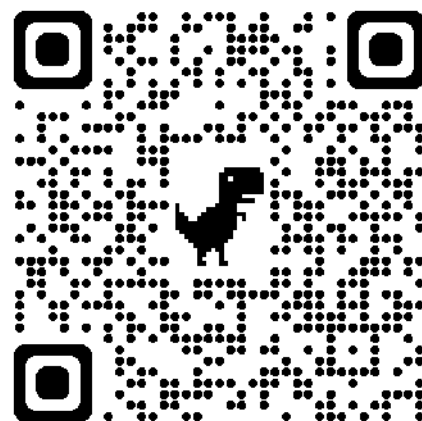


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS



112 BANGOR ROAD Hollywood
OFFERS AROUND **£595,000**

**Scan for Property Details
and to Arrange a Viewing**



The Property

Conveniently located off the Bangor Road, Cultra, this family house occupies a beautifully tended and manicured site in a private cul-de-sac. This property offers generous accommodation internally and also boasts the added benefit of an integrated garage and a detached garage suitable for conversion to suit the purchaser's needs such as an office for working from home, garage for the car enthusiast, games room or annex living (subject to necessary planning).

Internally, the generous accommodation combined with high standard of fixtures and fittings creates a most comfortable living environment and a wonderful family home. Of particular note is the spacious drawing room opening to the bespoke fitted open plan kitchen/dining room open to rear gardens creating a wonderful space for entertaining and enjoying late summer evenings.

The first floor comprises of four double bedrooms, principal bedroom with ensuite shower room, modern family bathroom with white suite and a spacious landing. The attributes of this home can only be truly appreciated upon personal appraisal. The emphasis is on bright, generously proportioned accommodation throughout.

The location of this home provides ease of access for the city commuter via both road and rail. The shoreline and coastal path is within walking distance as are The Culloden Hotel and Royal North of Ireland Yacht Club. The bustling village of Hollywood and its many amenities are also close at hand. It is rare for properties of this nature to present themselves to the open market.





Offers Around £595,000
Detached
4 Bedrooms
3 Receptions



Accommodation

Ground Floor

Spacious Reception Hall
15'2" x 13'6"

Living Room
22'10" x 12'3"

Drawing Room
19'7" x 13'10"

Kitchen/Dining/Living Space
24'6" x 18'6"

First Floor

Landing

Principal Bedroom
20'4" x 13'10"
En Suite Shower Room

Bedroom Two
12'6" x 10'9"

Bedroom Three
11'9" x 10'3"

Bedroom Four
10'9" x 9'2"

Bathroom

Outside

Garage
18'10" x 9'5"

Second Garage
24'9" x 14'7"

Tarmac Driveway

Front Gardens Laid In Lawns

Rear Garden Laid In Lawns and
Extensive Stone Paved Patio
Areas

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

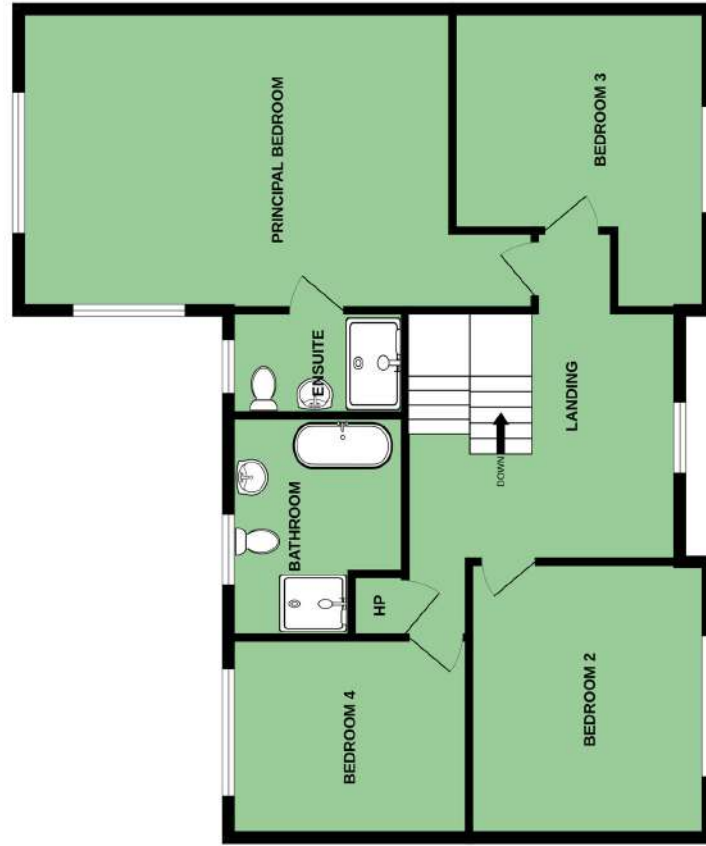




- Bright, Generous Accommodation Ideal for Today's Family
- Four Bedroom Layout
- Principal Bedroom with En Suite Shower Room
- Three Additional Double Bedrooms
- Spacious Entrance Hall with Oak Wooden Flooring
- Living Room with Oak Wooden Flooring and Double Doors Leading to Rear Garden
- Drawing Room with Wooden Flooring and Magnificent Polished Marble Fireplace, Opening to Dining Room
- Open Plan Bespoke Fitted Kitchen with Range of Integrated Appliances Open Plan to Dining/Living Space with Patio Doors to Rear Garden
- Generous First Floor Landing
- Integrated Garage
- Second Detached Garage with Light and Power Suitable for Conversion Subject to Necessary Consents
- Driveway Parking
- Gas Fired Central Heating and Double Glazing
- Front and Rear Lawns with Excellent Degree of Privacy and Mature Planting, Mature Trees, Patio Area, Ideal Space for Outdoor Entertaining or Children at Play
- Prestigious, Convenient and Sought After Location
- Within the Catchment Area to a Range of Leading Primary and Grammar Schools
- Ease of Access for City Commuting via both Road and Rail
- Walking Distance to Shore Front and Coastal Path
- Convenient to Holywood's Vibrant Town Centre, Royal Belfast Golf Club and Royal North of Ireland Yacht Club
- Ultrafast Broadband Available



1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Directions

Travelling along the Bangor Road from Holywood take the first left hand turn after Ben Vista Park and Number 112 is located on your right hand side.



Viewing

By appointment through agent.

Free Valuation

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THE SUNDAY TIMES
THE IRISH TIMES

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	61	69
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		

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