



5 PLAS MERDYN

Holywood, BT18 9DF

Offers around **£750,000**



DETACHED | 3  | 2  | 3 

Perched on an elevated site in one of Holywood's most sought-after locations, 5 Plas Merdyn offers breathtaking panoramic views across Belfast Lough, stretching to the Antrim coastline, Belfast Harbour, and the Irish Sea.

Built just 25 years ago, this architect-designed detached bungalow presents an exceptional opportunity for those seeking a home with both potential and an unrivalled outlook.

Offering well-proportioned accommodation, the property features three bedrooms, including a spacious primary bedroom with an en-suite bathroom. The layout is designed to maximize natural light and the spectacular views, with a bright lounge featuring a gas fire and a sunroom perfectly positioned to take in the ever-changing coastal scenery. The dining hall, with sliding patio doors to the rear garden, provides a seamless connection between indoor and outdoor living, ideal for entertaining and relaxation. The kitchen offers a functional space with scope for modernisation to meet contemporary tastes.

The integral drive-in double garage provides excellent storage and convenience, while the beautifully landscaped gardens and patio areas create a tranquil setting for enjoying summer evenings or for children to play. With its prime position and substantial plot, the property offers exciting potential for extension or redesign, subject to the necessary planning permissions.

Located in an exclusive and peaceful setting, yet within easy reach of Holywood's excellent schools, vibrant town centre, and transport links, 5 Plas Merdyn is a rare opportunity to acquire a home with stunning views, incredible potential, and a lifestyle defined by both tranquillity and convenience.

KEY FEATURES

- Generous Detached Bungalow, approached via an internal staircase
- Well-Maintained Throughout
- Occupying a Mature and Elevated Site with Views to Belfast Lough, the Antrim Coastline, and the Irish Sea Beyond
- Mature Gardens Surround the Property Creating Privacy and Shelter with a Spacious Rear Garden with Mature Planting and Lawns
- Reception Hall
- Utility Room
- Dining Hall with Patio Doors to Rear Garden and Beautiful Views to the Front of Belfast Lough and the Antrim Hills
- Primary Bedroom with En Suite Bathroom
- Two Additional Bedrooms
- Family Bathroom
- Kitchen with Outlook to Rear Garden
- Drawing Room with Gas Coal effect Fire Leading to..
- Sunroom with Beautiful Outlook to Front Making the Most of the Views on This Elevated Site
- Mahogany-Framed Double Glazing
- Oil Fired Central Heating, with underfloor heating throughout the living space
- Integral Double Garage
- Ideally Suited to a Range of Purchaser Including Families, Those Downsizing or Families Seeking the Ideal Site to Extend, Subject to Usual Planning Permissions
- Sought After and Prestigious Location
- Conveniently Located Within Close Proximity to Leading Schools and Holywood's Bustling Town Centre
- Providing Ease of Access for the Commuter to Belfast, Belmont, Dundonald, Newtownards or Bangor
- Ultrafast Broadband Available
- Viewings Strictly By Appointment Only



ROOM DETAILS

Ground Floor

- Reception Porch
- Entrance Hall

First Floor

- Hallway
- Dining Hall
16'6" x 15'10"
- Drawing Room
19'9" x 15'10"
- Sun Room
16'8" x 10'2"
- Kitchen
12'3" x 11'0"
- Rear Porch

First Floor

- Bedroom One
15'10" x 13'3"
- En Suite Bathroom
11'6" x 6'10"
- Bedroom Two
12'3" x 9'7"
- Bedroom Three
12'3" x 7'3"
- Shower Room
12'3" x 7'2"

Outside

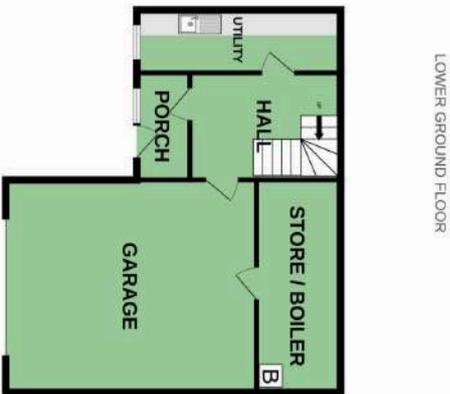
- Garage
19'6" x 16'8"
- Ample parking with driveway laid in brick paviours
- Front gardens beautifully landscaped with mature planting
- Fully enclosed and private rear gardens tiered and laid in lawns with paving and mature planting throughout providing excellent space for children at play or enjoying the summer evenings.





FLOOR PLANS

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 from the Maypole in Holywood continue up Church Road past the entrance to Demesne Road and Edinburgh Avenue. Plas Merdyn is located on the right hand side. Continue into Plas Merdyn and Number 5 is located to the left, above 6 and 7.



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	55	61
39-54 E		
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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