



22 ARDLEE AVENUE

Holywood, BT18 9LT

Offers around **£795,000**



DETACHED | 4  | 1  | 3 

Nestled in one of Holywood's most desirable avenues, 22 Ardlee Avenue is a striking red-brick, double-fronted detached home that has been cherished as a family residence for many years.

Beautifully preserved and thoughtfully restored by its current owners, this exceptional property retains its original period charm while offering modern comfort and convenience.

From the moment you step into the gracious and impressive entrance hall, the home's timeless elegance is evident. High ceilings, intricate cornicing, and beautifully maintained fireplaces create a warm and inviting atmosphere. The ground floor boasts a superb selection of reception rooms, including a formal dining room perfect for entertaining, an elegant drawing room with a stunning bay window, and a cozy snug, ideal for relaxed family living. The modern kitchen and dining area provide a stylish and functional space for everyday life, complemented by a well-appointed laundry/utility room for added practicality.

Upstairs, four generously proportioned bedrooms offer comfortable accommodation, each reflecting the home's refined character. A spacious family bathroom and a separate WC ensure convenience for a growing family.

Set on a generous and meticulously landscaped site, the property enjoys mature planted gardens laid in lush lawns, providing a tranquil retreat. A charming greenhouse offers opportunities for gardening enthusiasts, while the detached garage and private driveway provide ample parking and storage.

Located in an exclusive and highly sought-after area, 22 Ardlee Avenue is within walking distance of Holywood's vibrant town centre, renowned schools, and a wealth of local amenities. This is a rare opportunity to acquire a distinguished period home in a prime setting, offering space, character, and a lifestyle of convenience and prestige.

KEY FEATURES

- Period Detached Family Home
- Sought After Location with Views to Belfast Lough
- Occupies Generous Site
- Walking Distance of Local Schools and Vibrant High Street
- Four Generous Bedrooms
- Family Bathroom
- Separate WC
- Drawing Room with Bay Window, Wooden Flooring and Feature Original Fireplace
- Dining Room with Attractive Period Fireplace and Wooden Flooring
- Snug with Feature Period Fireplace
- Ample Driveway Parking Leading to Detached Garage
- Modern Kitchen/Dining with range of integrated appliances, granite worksurface, ample space for dining and access to rear garden and courtyard
- Laundry Room/Utility Room
- Outdoor WC
- Outdoor Coal Room
- Mature Surrounding Gardens Laid in Lawns with Mature Planting and Landscaping, Ideal for Outdoor Entertaining or Children at Play and Benefitting from
- Excellent Convenience to the City Commuter via Main Arterial Routes
- Within Walking Distance of Holywood Railway Halt
- Ten to Fifteen Minutes' Drive of George Best City Airport and City Centre
- Ultrafast Broadband Available



ROOM DETAILS

Ground Floor

- Reception Porch
- Reception Hall
- Drawing Room
17'3" x 13'2"
- Dining Room
21'6" x 13'2"
- Family Room
13'2" x 11'1"
- Kitchen/Dining
19'9" x 13'0"
- Utility Room
13'2" x 6'10"
- Rear Courtyard

First Floor Return

- Landing
- Separate WC
5'11" x 3'8"
- Bathroom
10'8" x 7'3"

First Floor

- Bedroom One
18'5" x 13'2"
- Bedroom Two
17'3" x 13'2"
- Bedroom Three
13'2" x 11'1"
- Bedroom Four
13'2" x 9'1"

Outside

- Generous gardens to rear
laid in lawns and paving
- Detached Garage
- Mature planting
- Beautiful tranquil area
with gardens to front
- Ample driveway parking.





FLOOR PLANS





DIRECTIONS

Travelling from Holywood High Street up Downshire Road take the third turning on the right into Ardlee Avenue. Number 22 is on the left hand side.



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	64	67
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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