



13 CEDAR GROVE

Hollywood, BT18 0QG

Offers around **£235,000**



SEMI-DETACHED | 3  | 1  | 1 

Tucked away at the end of a peaceful cul-de-sac, 13 Cedar Grove presents a rare opportunity to acquire a beautifully refurbished three-bedroom semi-detached home in this desirable residential area.

KEY FEATURES

- Recently Refurbished Semi Detached Home
- Convenient and Popular Location
- Modern and Bright Accommodation
- Spacious Lounge
- Open Plan Kitchen/Dining with Patio Doors to Rear Garden
- Fully Fitted Kitchen with Range of Integrated Appliances
- Three Well Proportioned Bedrooms
- Family Bathroom
- uPVC Double Glazing Throughout
- Fully Enclosed and Private Rear Garden Laid in Patio and Lawns
- Gas Fired Central Heating
- Ideal for a Range of Purchasers From First Time Buyers to Downsizers and Investors Alike
- Ultrafast Broadband Available



ROOM DETAILS

Ground Floor

- Reception Hall
- Lounge
14'1" x 13'1"
- Open Plan Kitchen/Dining
17'0" x 11'7"

First Floor

- Landing
- Bedroom One
13'1" x 9'1"
- Bedroom Two
11'7" x 9'1"
- Bedroom Three
9'11" x 7'10"
- Bathroom
7'10" x 6'1"

Outside

- Front garden laid in lawns, mature planting, ample driveway parking, rear garden laid in paving and raised area laid in lawns.



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling along the Old Holywood Road, heading towards Holywood. Cedar Grove is on the left hand side after the Knocknagoney Road. Turn into Cedar Grove and then take second right and property will be located on the right.



THE LOCAL AREA

Holywood, 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. Holywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Holywood is home to many leading secondary and primary schools.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	70	70

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

