



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

12 CARNEY HILL | Hollywood
OFFERS OVER £525,000



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



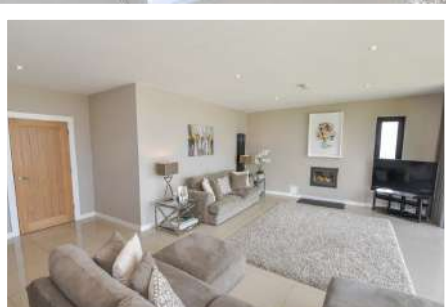


Offers Over £525,000

Detached

4 Bedrooms

2 Receptions



Property Features

- Much Admired Contemporary Designed Family Home
- Elevated Position Commanding Unrivalled Panoramic Lough Views
- Four Double Bedrooms Including Main Bedroom with En Suite Shower Room and Walk-in Fitted Wardrobe
- Well Appointed Utility/Laundry Room to Lower Ground Floor
- Stylish Family Bathroom with Contemporary Tiling
- Spacious Kitchen/Dining/Living Space with Range of Integrated Appliances and Views to Belfast Lough
- Magnificent Drawing Room/Formal Dining Room with Floor to Ceiling Windows, Semi Vaulted Ceiling, Gas Coal Fire and Breathtaking Views
- Ground Floor Cloakroom with WC
- Kal Zip Roof System
- Oil Fired Central Heating
- Ample Parking with Built-in Outdoor Storage
- Landscaped Gardens to Front and Side with Brick Paviours and Gardens Laid in Lawns, Additional Storage and Side Patio Areas
- Convenient, Sought After and Prestigious Location with Direct Access to the Main Arterial Routes for City Commuting

Accommodation

Entrance Level

Spacious Reception Hall

WC

Kitchen/Dining/Living Space
26'9" x 13'1"

Drawing Room
22'1" x 22'1"

Ground Floor

Utility Room

Bathroom

Bedroom One
14'3" x 14'3"

En Suite Shower Room

Bedroom Two
14'9" x 10'9"

Bedroom Three
14'8" x 11'2"

Bedroom Four
10'4" x 9'8"

Outside

Driveway Parking

Large Storage Area

Front Gardens

Excellent Views

For more information
and photographs
regarding the
accommodation in this
property, please visit:

johnminnis.co.uk



"This much admired family home enjoys an elevated position and contemporary design and commands unrivalled views. The innovative design, modern open plan living space and enviable position ensure this property will create strong interest on today's market."



Directions

Travelling from Holywood, along the Bangor A2 dual carriageway in the direction of Bangor, continue past the traffic lights at Seahill. Continue around Devil's Elbow. Carney Hill is located on the right hand side. Continue to the traffic lights at the junction signposted for Helen's Bay. Turn left into Craigdarragh Road and U-turn back onto the A2 in the direction of Holywood. Keep left and at the entrance to Carney Hill turn left. Follow the round to the left and left again and Number 12 is located on the left hand side.



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



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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 | | | |
| (39 - 54) E | | | |
| (21 - 38) F | | | |
| (01 - 20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 80 | 80 |

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