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LETTING SPECIALISTS



'INNISFREE'
17 ARDLEE AVENUE | Hollywood
ASKING PRICE £485,000

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





Asking Price £485,000

Detached

4 Bedrooms

3 Receptions



Property Features

- Period Detached Family Home
- Sought After Location with Views to Belfast Lough from Rear
- Occupies Generous Site with Southerly and Westerly Aspect
- Walking Distance of Local Schools and Vibrant High Street
- Four Well Proportioned Bedrooms Including En Suite Shower Room
- Family Bathroom with White Suite and Stylish Tiling Detail
- Drawing Room with Bay Window, Wooden Flooring and Opening to Rear Patio and Garden
- Dining Room with Attractive Period Fireplace and Wooden Flooring
- Separate Family Room
- Fitted Kitchen with Further Scope to Extend to the Rear Subject to Usual Planning Permissions
- Ground Floor WC
- Ample Driveway Parking Leading to Attached Garage
- Mature Rear Gardens Laid in Lawns with Paved Patio Areas, Ideal for Outdoor Entertaining or Children at Play and Benefitting from the Best of the Sun's Path and Evening Sunsets

Accommodation

Ground Floor

Reception Porch

Spacious Reception Hall

Ground Floor WC

Dining Room
17'5" x 12'4"

Drawing Room
24'9" x 11'10"

Family Room
12'4" x 10'8"

Kitchen
11'7" x 9'2"

First Floor

Bathroom

Bedroom One
17'6" x 12'5"

Bedroom Two
12'10" x 12'3"
En Suite Shower Room

Bedroom Three
11'10" x 11'1"

Bedroom Four
12'2" x 6'10"

Outside

Attached Garage

Mature Rear Gardens
Laid in lawns

Paved Patio Areas

Outbuildings

Tarmac Driveway

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

johnminnis.co.uk



This double bay fronted period family home occupies a prime position along Ardlee Avenue with well proportioned grounds incorporating off-road driveway parking, attached garage and good sized private rear gardens with south westerly aspect enjoying the best of the daytime sunshine and evening sunset.



Directions

Travelling from Hollywood High Street up Downshire Road take the third turning on the right into Ardlee Avenue. Number 17 is on the 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		
(39 - 54) E		
(21 - 38) F	37	49
(01 - 20) G		
Not energy efficient - higher running costs		

North Down / Hollywood Branch

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