



Perfectly positioned just moments from Hollywood's vibrant High Street, this elegant townhouse offers generous, flexible living in a highly desirable development.

Set across three floors, the home combines space and style, with a welcoming lounge, a bright and sociable kitchen diner, and four well-proportioned bedrooms – two with sleek ensuite shower rooms, plus a contemporary main bathroom.

To the rear, a private patio garden opens directly onto the footpath, giving you easy pedestrian access to the town centre – ideal for morning coffees, school runs or spontaneous dinner plans. Practicality is also taken care of, with an integral garage and two allocated parking spaces.

Rarely does a home offer this level of space, convenience, and privacy right in the heart of Hollywood – 25 Demesne Gate is a standout opportunity.

Offers Over
£495,000

25 Demesne Gate,
HOLYWOOD,
BT18 9FR

Viewing by
appointment
through agent
028 9042 4747

- Prime location within walking distance of Hollywood's High Street, cafés, restaurants and amenities
- Stylishly presented across three well-proportioned floors
- Generous kitchen diner for cooking, dining and entertaining
- Spacious lounge with elevated outlook
- Four double bedrooms across two floors, offering flexibility for family life or home working
- Two contemporary ensuite shower rooms plus a sleek main bathroom
- Private enclosed rear patio garden with direct footpath access
- Integral garage and two private parking spaces
- Gas fired heating and fully double glazed
- Garage also features a generous hang-out space – ideal for teenagers, hobbies or home workouts
- Separate utility room
- Easy access to leading schools, coastal walks and transport links
- Highly sought after development with strong kerb appeal



The Property Comprises:

Ground Floor

ENTRANCE HALL: Service door to garage.

First Floor

CLOAKROOM: Low flush wc, wash hand basin with tiled splashback, extractor fan.

LIVING ROOM: 18' 8" x 15' 1" (5.7m x 4.6m) (into bay). Attractive feature fireplace with electric fire.



MODERN FITTED KITCHEN WITH CASUAL DINING: 18' 8" x 9' 10" (5.7m x 3m) Circular stainless steel sink unit with drainer and mixer tap, excellent range of high and low level units with granite worktops, Gourmets Pride range cooker with double oven, six ring gas hob, space for fridge/freezer. Integrated dishwasher, recessed spotlights, cone and pelmet lighting. Hardwood double glazed back door to private garden.



Telephone 028 9042 4747
www.templetonrobinson.com

Second Floor

PRINCIPAL BEDROOM: 14' 9" x 11' 2" (4.5m x 3.4m) Walk-in closet with extensive range of built-in shelving and mirrored sliding doors.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with subway tiles, shower unit, low flush wc, vanity unit with mixer tap, part tiled walls, heated towel rail.



BATHROOM: Panelled bath with mixer tap and telephone hand shower, tiled surround, low flush wc, pedestal wash hand basin with tiled splashback, fully tiled built-in shower cubicle with shower unit.



STUDY/BEDROOM (2): 15' 5" x 7' 7" (4.7m x 2.3m)



Third Floor

BEDROOM (3): 18' 8" x 13' 1" (5.7m x 4m)

WALK-IN HOTPRESS: Pressurised water system.



Telephone 028 9042 4747
www.templetonrobinson.com

BEDROOM (4): 12' 2" x 9' 6" (3.7m x 2.9m)

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with shower unit, low flush wc, wash hand basin with tiled splashback, electric shaver point.



Outside

Two private parking spaces.

LARGE INTEGRAL GARAGE: 28' 7" x 13' 5" (8.7m x 4.1m) With sitting/play area. Electric up and over door, range of built-in units, gas fired boiler, light and power, electric charging point.

UTILITY ROOM: 8' 10" x 7' 3" (2.7m x 2.2m)

Single stainless steel sink unit with mixer tap, plumbed for washing machine, built-in cupboard, fully tiled walls.

Enclosed low maintenance rear garden in upper and lower paved patios and flowerbeds. Rear pedestrian gate.





Telephone 028 9042 4747
www.templetonrobinson.com

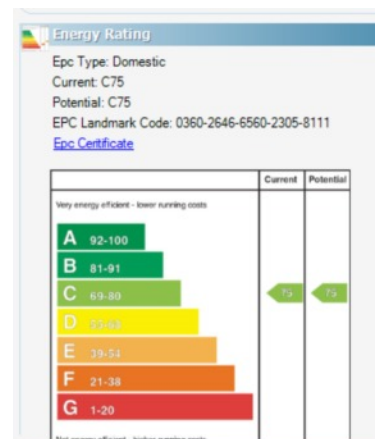
Location:

Travelling up Church Road in Holywood, turn right into Demesne Road and right again into Demesne Gate.



Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.