



Kinnegar Drive
Holywood, BT18 9JQ

Asking price £315,000



Kinnegar Drive, Holywood

HMK Property is delighted to introduce No.60 Kinnegar Drive, Holywood to the sales market. This stylish three bed semi-detached home is a stone's throw away from the North Down coastline and Holywood town centre. On the ground floor there is a spacious entrance hall leading to a large open plan living/dining area, with panel walls, large bay window with direct sea views, and laminate wood flooring. The bright modern shaker style kitchen has excellent storage, with a large kitchen island, integrated 'Smeg' appliances to include a five ring gas hob and double oven and direct access onto a sunny patio/garden area with sunken fire-pit with bench seating, ideal for outdoor entertaining. Off the kitchen there is a useful utility space plumbed for washer/dryer with additional storage along with a useful downstairs W/C. On the first floor there are three excellent bedrooms, the master with an attractive bay window and views overlooking the North Down coastline, a second spacious bedroom overlooking the rear of the property and a third, currently used as a home office along with a large family shower room with corner shower, low flush W/C, and bidet. Externally there is off street parking for at least two cars and an electric car charger with ample on street parking. At the rear of the property there is a sunny patio and garden with a stylish sunken firepit with seating, composite decking area and direct access to a large double garage currently used as an impressive home gym, and workshop. Given No.60's location, and finish this will appeal to a host of purchasers. To book a viewing contact HMK Property today on 02890399712



HMK Property 8 Grand Parade, Belfast, BT5 5HH

T 02890397712





The facts you need to know...

- A stylish three bed semi-detached home in a highly sought after location
- Modern kitchen with Smeg appliances, kitchen island and direct access onto rear garden
- Downstairs W/C
- A substantial family shower room with corner shower
- Large detached garage, currently used as home gym and workshop
- Stunning sea views over Belfast Lough
- A spacious open plan living dining room with a large bay window and sea views
- Three excellent bedrooms, master with bay window and seaviews
- Sociable paved rear garden with with sunken firepit
- Walking distance to Hollywood town centre and North Down coastline





The property comprises...

GROUND FLOOR

Leading to..

ENTRANCE HALL

14'7" x 10'0"

Bright entrance hall with laminate wood flooring, skirting and cornice ceiling leading to staircase and ground floor accommodation

LIVING ROOM

14'4" x 10'0"

A bright living room with wood panelled walls, laminate wood flooring and a large bay window with sea views.

DINING AREA

12'0" x 9'6"

A stylish dining area with panelled walls, laminate wood flooring and skirting.







The property comprises...

KITCHEN

15'5" x 12'2"

A large open plan kitchen dining area with an excellent range of high and low level units, integrated appliances to include a Smeg gas hob, Smeg double oven, a large kitchen island with seating ideal for casual dining. Double doors leading to a sunny south facing patio and garden

Just off the kitchen there is a utility space plumbed for washer/dryer.

DOWNSTAIRS W/C

A useful low downstairs W/C with flush W/C, wash hand basin and recess spotlights

FIRST FLOOR

Carpeted landing leading to...



The property comprises...

MASTER BEDROOM

15'3" x 10'0"

A spacious master bedroom with large bay window and sea views to the North Down coastline

BEDROOM TWO

12'0" x 9'1"

A large double bedroom with views overlooking the rear garden and patio.

BEDROOM THREE

7'6" x 6'0"

Bedroom three is currently used as a home office overlooking the rear of the property

FAMILY SHOWER ROOM

A large shower room with low flush W/C, bidet, wash hand basin, fully tiled walls and flooring and a chrome heated towel rail.

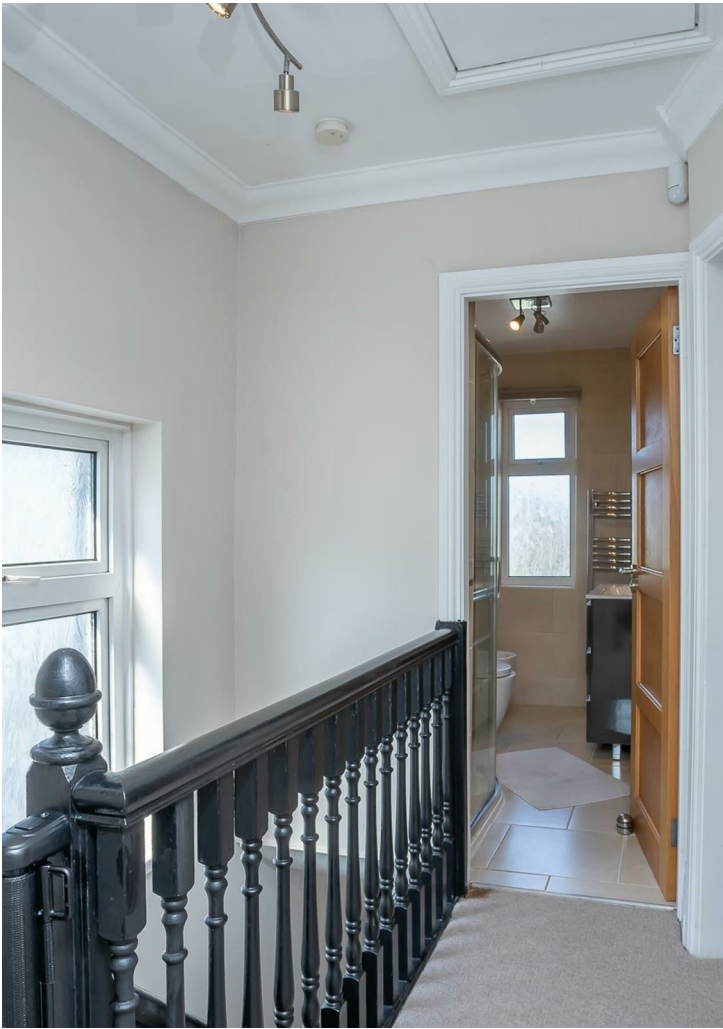
OUTSIDE

To the front of the property is a paved driveway to allow for off street parking with an added advantage of an electrical car charger and additional on street parking. At the rear of the property there is south facing patio and garden with a stylish sunken firepit, composite decking ideal for outdoor dining and access to a large detached garage.

GARAGE

22'0" x 19'7"

A large detached garage currently being used as a home gym and workshop.







Additional Information

No.60 Kinnegar, Holywood is without question one of the most popular locations in Holywood. Only a few steps away from the North Down coastline, the famous Dirty Duck Bar/Restaurant and to Holywood's vibrant town centre with a vast array of independent retailers, bars and restaurants. No.60 offers an easy commute to Belfast and Bangor with Holywood Train Halt only a short walk away.

Need to sell to buy? Contact Hannah-Mary Kennedy today on 02890397712 to arrange a valuation on your home.

ENERGY EFFICIENCY RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

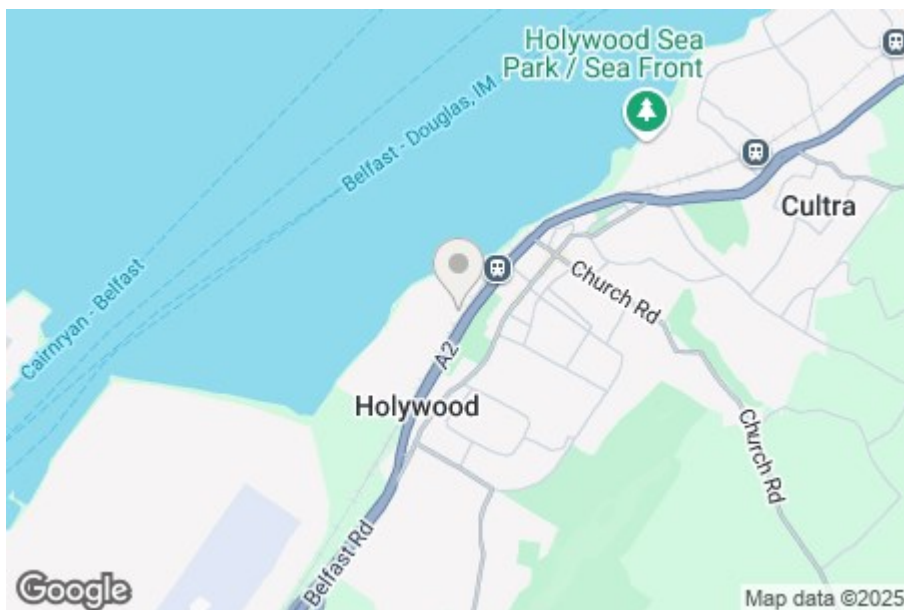
VIEWING

By appointment with HMK Property



Location

Driving along The Esplanade take the first left at the Dirty Duck Alehouse onto Kinnegar Drive. No.60 is towards the end of the road on the left hand side.



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Please Note: This floorplan is for illustration purposes only.
Plan produced using PlanUp.
60 Kinnegar Drive, Holywood