



## 2 KINTYRE AVENUE

Holywood BT18 0LY

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*Offers Around*

**£699,950**



DETACHED

| 5  | 3  | 2 

Located in one of North Downs most coveted towns – Holywood, this is a cleverly and stylishly remodelled detached home of c.2500 sq ft on an elevated corner site with unforgettable panoramic Belfast Lough Views.

The house is approached by electric gates leading to freshly maintained parking and turning areas with granite cobbled borders. There has been significant investment with the professionally landscaped gardens areas starting with granite steps leading to a raised terrace with amazing views which leads to the front door

Once inside the quality of the finish is obvious, there are wooden floors throughout the house and triple glazing which give an immediately comfortable feeling. The living room with open fire leads round to the spacious family area with media wall and double height ceiling which again opens to the stunning kitchen with full range of built in appliances, breakfast bar and dining areas – with magnificent views over Belfast Lough to the front and the mature and private SW facing gardens and patios to the rear.

On the lower ground floor there is an entertaining room with built in storage and media wall – ideal space for a movie room or for kids to have independence. There are generous sleeping areas over the ground and lower ground floors with up to 5 bedrooms in total, main bedroom with shower and dressing rooms, a beautifully appointed family bathroom and a further shower room. The lower ground floor has a fully fitted utility room with storage and access to the driveway – convenient for your everyday door with ease for shopping / kids with muddy sports gear etc..

There is a lower ground floor store accessed from the rear which leads to the landscaped gardens, there are lower all weather lawns, grass areas, mature trees with custom built interlinking tree houses, a shed and bin store, raised flowerbeds with specimen plants, trees and shrubs – beautiful gardens with all day and evening sun and views for days.

## KEY FEATURES

- Stylish detached home set on private corner site in Holywood
- Stunning panoramic views over Belfast Lough towards the Co Antrim Hills
- Recently remodelled and modernised in recent years
- Electrically operated entrance gates leading to parking and turning spaces
- Granite steps and pathways leading around the house and to the front door and patio
- Extensive accommodation over ground and lower ground floors as follows:
- Living room leading towards family area with open fire, media wall and amazing views
- Dining area open to fully fitted kitchen with breakfast bar with doors leading to rear sun patios and gardens
- 3 bedrooms, main with dressing and shower room and further family bathroom on ground floor
- Lower ground floor with 2 further bedrooms and a separate shower room
- Large entertaining room wired for cinema room with feature lighting
- Utility room with built in storage, additional fridge freezer and door to rear driveway and gardens
- Ground floor store room
- Triple glazed windows and mains gas central heating
- Heat recovery ventilation system throughout the property
- Professionally designed gardens with granite detailing and various patio and level lawns bordered by mature trees
- Interlinking tree houses on the border of the secure corner site
- Well maintained hedging, flower beds with specimen flowers, shrubs and plants
- Patio areas all around the house which have enjoyment of all day and evening sun





ROOM DETAILS

GROUND FLOOR    *Family Bathroom*

*Entrance Hall*                      LOWER GROUND  
12'10 x 5'3                              FLOOR

*Living Room*                        FAMILY ROOM  
19'8 x 10'10                            17'9 x 12'6

*Living/Kitchen Area*            *Bedroom Four*  
27'7 x 15'5                            11'2 x 10'6

*Kitchen Area*                      *Bedroom Five*  
20'4 x 14'9                            8'6 x 6'11

*Bedroom One*                      *Utility Room*  
12'6 x 10'2                            11'2 x 9'10

*Bedroom Two*                      OUTSIDE  
13'1 x 9'10

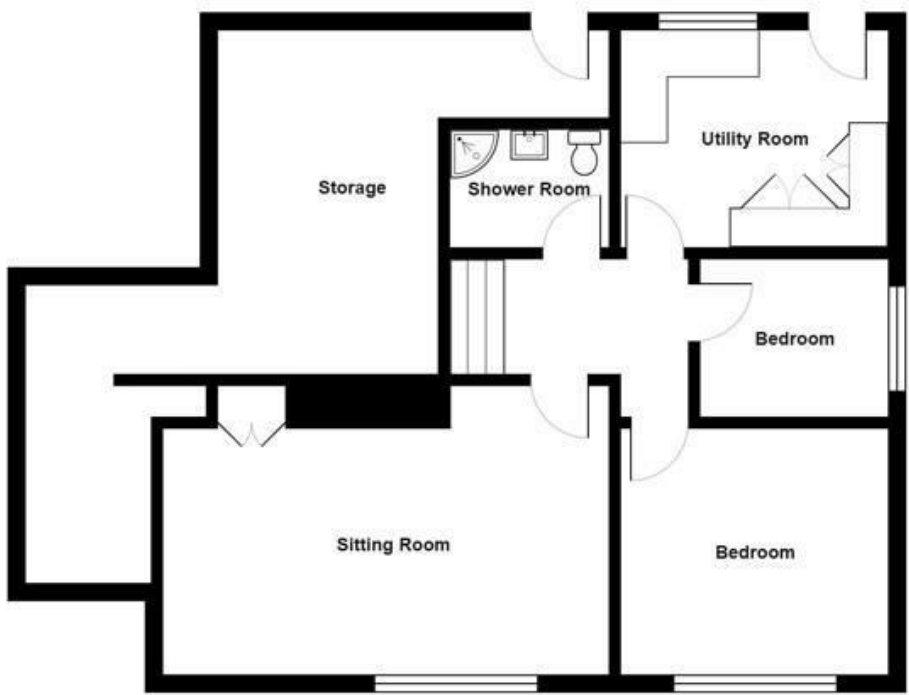
*Bedroom Three*                  *Rear Outside*  
8'10 x 7'10                            *Front Outside*







FLOOR PLANS







## DIRECTIONS

*From the main Holywood to Bangor A2 turn right just after Farmhill road onto the slip road leading to Whinney Hill, take your first right onto Rannoch Road, Kintyre Avenue is on your left. number 2 is a corner and elevated site on your left.*





### THE LOCAL AREA

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
Northern Ireland	70	70
		EU Directive 2002/91/EC

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