



13 KINNEGAR ROAD

Holywood BT18 9JN

Offers Around

£350,000



SEMI-DETACHED | 4  | 1  | 2 

13 Kinnegar Road is a spacious four bedroom semi-detached home, ideally positioned within the ever-popular loughside location of Kinnegar, this much-loved family home offers a wonderful opportunity for a range of purchasers to create a long-term home in one of the area's most sought-after residential locations.

KEY FEATURES

- Spacious four-bedroom semi-detached home in the ever-popular loughside area of Kinnegar, Holywood
- Much-loved family home offering excellent potential for modernisation or extension, subject to necessary consents
- Prime coastal location with views across Belfast Lough and towards the Antrim Hills from the second floor
- Bright and welcoming lounge featuring a central open fire as a charming focal point
- Double doors from the lounge leading through to the dining room
- Dining room open plan to the kitchen, creating a sociable and functional family layout
- Double doors from the dining room opening directly onto the rear garden, ideal for entertaining
- Three well-proportioned bedrooms located on the first floor
- Family shower room serving the first floor accommodation
- Additional fourth bedroom on the second floor with elevated lough and hillside views
- Driveway parking to the front of the property
- Generous garden space offering scope for extension or enhancement



ROOM DETAILS

ENTRANCE

Front Door

GROUND FLOOR

Reception Hall

Lounge

13'8 x 12'2

Living/Dining

13'6 x 12'2

Kitchen

16'4 x 9'5

FIRST FLOOR

Bedroom One

13'8 x 11'4

Bedroom Two

12'2 x 11'2

Bedroom Three

7'5 x 7'2

Second Floor

Bedroom Four

14'4 x 9'1

OUTSIDE

Detached Garage

Driveway Parking
and Gardens

AML



DIRECTIONS

Travelling on The Esplanade keep to the right hand side of the Dirty Duck Ale House onto Kinnegar Road, number 13 Kinnegar Road is located to your right hand side.



THE LOCAL AREA

A welcoming seaside town just five miles from Belfast, full of charm and community spirit. Stroll along the main street's cafés, boutiques, and family-run restaurants. With great schools, coastal paths, and nearby golf clubs, there's something for everyone. Beautiful homes, sea views, and a relaxed pace make Holywood a wonderful place to live.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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