



17C SEAHILL ROAD

Holywood BT18 0DA

Offers Over

£495,000



DETACHED

| 4  | 2  | 1 

This modern detached family home enjoys a prime position along Seahill Road with a south facing rear garden. Constructed only eight years ago and designed by Coogan & Co Architects this fine home enjoys bright and spacious accommodation throughout. The clever internal layout combined with high standard of fixtures and fittings will ensure this property will appeal to the most discerning of purchaser.

KEY FEATURES

- Detached Family Home Within Prestigious Seahill Location
- Constructed to an Exacting Specification Only Seven Years Ago
- Remainder of NHPC Warranty in Place
- Bright Generously Proportioned Accommodation Throughout
- High Standard of Fixtures and Fittings
- Drawing Room with Dual Aspect with Wall Mounted Gas Fire and French Doors Leading to South Facing Patio and Rear Garden
- Kitchen/Living/Dining
- Bespoke Fitted Kitchen with Granite Work Surfaces and Range of Integrated Appliances
- Ground Floor WC with White Suite
- Four Well Proportioned Bedrooms Including Master Bedroom with Stylish En Suite Shower Room with Underfloor Heating
- Contemporary Family Bathroom with Underfloor Heating
- uPVC Double Glazing
- Pillared Entrance
- Tarmac Driveway with Ample Parking
- Mature Front, Side and Enclosed South Facing Rear Gardens Ideal for Outdoor Entertaining or Children at Play and Excellent Degree of Privacy



ROOM DETAILS

ENTRANCE

Entrance Door

GROUND FLOOR

Spacious Reception Hall

Ground Floor WC

8'3 x 3'10

Lounge

19'4 x 17'11

Kitchen/Dining/Living

Space

19'4 x 12'8

FIRST FLOOR

RETURN

Spacious Landing

Principal Bedroom

14'6 x 10'4

En Suite Shower Room

8'8 x 3'9

Bedroom Two

13'10 x 10'6

Bedroom Three

12'4 x 8'6

Bedroom Four

11'1 x 8'8

Bathroom

6'9 x 7'4

Roofspace

OUTSIDE

Driveway Parking and

Gardens



DIRECTIONS


Travelling from the Maypole in Holywood continue along High Street in the direction of Bangor. Leaving Holywood join the A2 Bangor dual carriageway past the Culloden Hotel and just before reaching the Devil's Elbow traffic lights turn left into Seahill. Turn left again onto Seahill Road. Number 17C is located on the right hand side.



THE LOCAL AREA

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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		EU Directive 2002/91/EC	

OUR BRANCHES

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