



11 STRATHLEVEN PARK

Holywood BT18 0NJ

Offers Around

£425,000



BUNGALOW

| 3  | 2  | 2 

Occupying one of the most enviable positions in Strathleven Park, this detached home offers spectacular panoramic views across Belfast Lough to the Antrim coastline and Hills. Rarely does a property come to the market in this sought-after location, combining a generous site, breathtaking outlook, and excellent potential to extend or remodel subject to the necessary consents.

KEY FEATURES

- Detached home in highly sought-after Strathleven Park
- Panoramic views across Belfast Lough to the Antrim coastline and Hills
- Generous site with dual driveways and mature gardens
- Bright lounge and dining areas designed to maximise the outlook
- Three well-proportioned bedrooms, principal with en suite
- Flexible multi-level layout offering privacy and versatility
- Rear garden with raised patio enjoying afternoon and evening sun
- Excellent potential to extend or remodel (subject to planning permission)
- Convenient to Bangor, Holywood, and Belfast with strong transport links
- Integral Garage
- Economy 7 Heating



ROOM DETAILS

ENTRANCE

Front Door

GROUND FLOOR

Reception Hall

Dining Room

11'5 x 10'5

Kitchen

15'8 x 8'5

Utility

7'3 x 4'9

UPPER GROUND

FLOOR

Landing

Lounge

17'11 x 12'0

Bedroom Two

11'4 x 10'0

Bedroom Three

10'11 x 9'1

Family Shower Room

6'8 x 6'8

Store

LOWER GROUND

FLOOR

Bedroom One

13'2 x 12'0

En Suite Shower

Room

8'6 x 7'3

OUTSIDE

Integral Garage

11'4 x 10'11

Driveway Parking

and Gardens



DIRECTIONS

Travelling up Whinney Hill take the second right hand turn onto Carlston Avenue and the first right hand turn onto Invergourie Road and take the first left onto Strathleven Park, number 11 is located on your right hand side.



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			
			66
		30	
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk JOHNMINNIS.CO.UK     



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 John Minnis, nor any person in its employment any authority to make or give, any representation or warranty whatever in relation to the property. All dimensions are taken to the nearest 3 inches.