



2B PINE CREST

Hollywood BT18 9ED

Offers Around

£750,000



SEMI-DETACHED | 4 | 4 | 1

2B Pine Crest is a beautifully presented semi-detached home that combines traditional charm with modern convenience. Set in an elevated position with far-reaching views across Belfast Lough to the Antrim Hills and Belfast Harbour, this property offers a rare opportunity to enjoy a home with both kerb appeal and an interior designed for contemporary living.

The stone façade with brick and sandstone detailing gives an immediate sense of character, while inside every comfort has been carefully considered.

Accommodation is thoughtfully arranged over three levels, providing flexible living that will appeal to families, professionals, and those seeking a stylish “lock up and leave” residence.

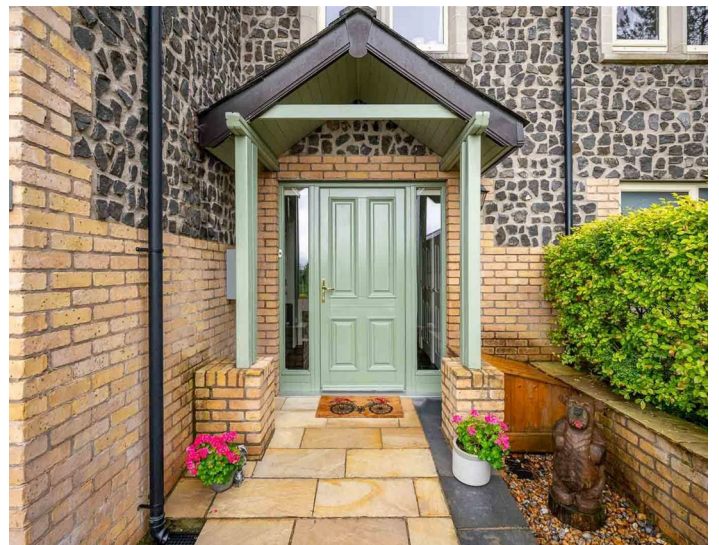
On the ground floor, the welcoming reception hall leads to two well-proportioned bedrooms, one with a luxurious en suite bathroom featuring a roll-top bath and walk-in shower. A further en suite bedroom enjoys access to the rear patio, creating a private and peaceful retreat. There is also a ground floor cloakroom for convenience.

The first floor is dedicated to living space, with an open-plan kitchen and dining area leading to a raised deck for al fresco dining. Vaulted ceilings, exposed stone detail, and patio doors to the garden add light and character, while the adjoining drawing room is a wonderful place to relax with its wood-burning stove and spectacular floor-length windows framing panoramic lough views. A fourth bedroom/study is also found at this level.

On the top floor, a further bedroom enjoys some of the best views in the house, alongside a stylish family shower room.

Outside, the gardens have been designed for low maintenance yet maximum enjoyment, with terraces, lawns, flowerbeds, and decked seating areas – perfect for evening sunsets. To the front there is driveway parking, a detached garage, EV charger, and steps leading to a lower garden area.

Located just a short distance from Holywood Golf Club and the town centre, the property offers convenience without compromise



KEY FEATURES

- Semi-detached four-bedroom home with traditional stone façade and sandstone detailing
- Elevated site with panoramic views across Belfast Lough, Antrim Hills, and Belfast Harbour
- Spacious open-plan kitchen/dining area with vaulted ceiling and feature stone detailing
- Drawing room with floor-length windows and wood-burning stove
- Three bedrooms plus study/bedroom four; two en suites and a family shower room
- Ground floor cloakroom and separate utility room
- Large rear garden with terraces, lawns, flowerbeds, and tiered decked seating area
- Driveway parking and detached garage with EV charger
- Low-maintenance exterior, perfect as a "lock & leave" home
- Gas-fired central heating and cream timber-effect uPVC double glazing with low-energy glass
- Air recirculation system for enhanced comfort
- Convenient location near Holywood Golf Club and town centre
- Stunning sunset views from rear deck and garden areas
- Flexible three-level layout offering modern living with traditional charm
- Immediate kerb appeal with minimal exterior maintenance required



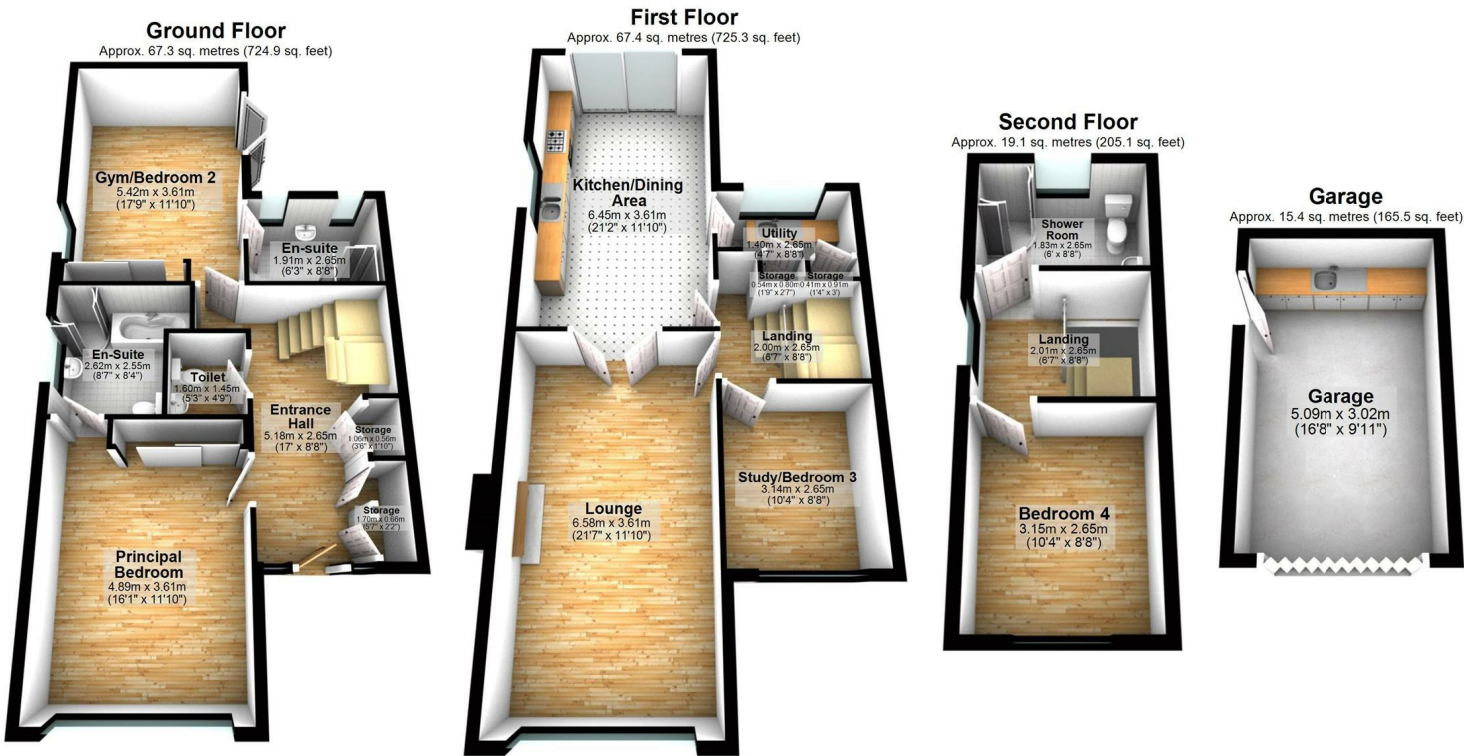
ROOM DETAILS

ENTRANCE	FIRST FLOOR	Bedroom Three
Covered Entrance Porch	Landing	10'4" x 8'8"
Reception Hall	Open Plan	OUTSIDE
Ground Floor WC	Kitchen/Dining	Detached Garage
Bedroom One	21'1" x 11'10"	16'8" x 9'10"
En-Suite Bathroom	Utility Room	Rear Garden with Raised Decked Area
Bedroom Two	Drawing Room	Rear Patio
17'9" x 11'10"	21'7" x 11'10"	Outside to Front
En-Suite Shower Room	Bedroom Four/Study	
	10'3" x 8'8"	
	SECOND FLOOR	
	Landing	
	Family Shower Room	





FLOOR PLANS





DIRECTIONS

Rear garden partially laid in patio with tiered gardens laid in flowerbeds, partially laid in lawn, views across Belfast Lough to the Antrim Hills and steps leading up to raised decked area with seating, with stunning views getting excellent sunsets.



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	78	82
		EU Directive 2002/91/EC

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