



18 RANNOCH ROAD

HOLYWOOD BT18 0NA

Offers Around

£365,000



SEMI-DETACHED BUNGALOW | 3 | 1 | 1

Set within a highly sought-after and mature residential area of Holywood, 18 Rannoch Road is a beautifully presented semi-detached bungalow offering stylish, single level living in a convenient and peaceful setting. This attractive home has been thoughtfully upgraded, creating a warm and inviting space, flooded with natural light, ideal for a range of buyers, from young families to those seeking to downsize without compromise.

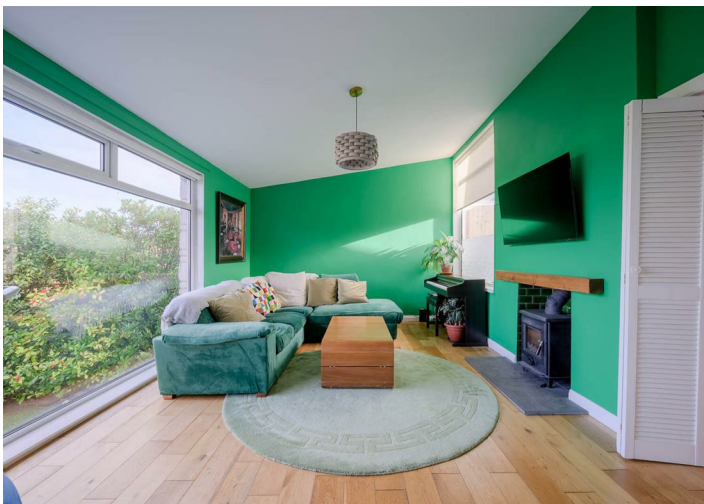
KEY FEATURES

- Semi-detached three-bedroom bungalow in a prestigious and quiet Holywood location.
- Bright and spacious open plan living and dining layout with high vaulted ceilings and solid oak flooring.
- Gas-fired central heating with combi gas Worcester Bosch boiler providing excellent mains water pressure for showering and bathing.
- DEFRA & Building control approved wood burning stove.
- Building control approved Kingspan roof insulation above vaulted ceilings and loft insulation. C rated EPC.
- Full electrical re-wire carried out in 2015.
- Three hard wired interlinked smoke alarms and heat alarm in kitchen recently approved by NI Fire Brigade.
- Private large gardens with mature planting and sunny patio areas.
- Attached garage, excellent as a workshop, additional storage and for tumble dryer.
- uPVC double glazing throughout.
- Convenient to Holywood town centre and coastal walks.
- Close to leading local schools, Royal North of Ireland Yacht Club, Royal Belfast Golf Club, Culloden Hotel and Spa and the Cultra Inn.
- Easy commuting distance to Belfast via road or rail (5 minutes' walk to



ROOM DETAILS

ENTRANCE	Rear Hallway	Attached Garage
Front Door	Bedroom One	16'0 x 9'5
GROUND FLOOR	14'7 x 9'5	Patio & Gardens
Reception Hall	Bedroom Two	
	12'7 x 7'8	
Lounge	Bedroom Three	
17'6 x 13'4	11'4 x 8'5	
Kitchen/Dining	Bathroom	
Room	7'8 x 5'4	
17'10 x 12'4	OUTSIDE	



DIRECTIONS

Travelling from the Maypole in Holywood continue towards Bangor. Before reaching the carriageway turn right onto Croft Road. Continue up Croft Road turning left into Princess Gardens. At the end of Princess Gardens turn left onto Lochinver Avenue. At the bottom of Lochinver Avenue turn right onto Rannoch Road. Number 18 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
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

