



34 ABBOTS WOOD

Hollywood BT18 9PL

Offers Around

£199,950



SEMI DETACHED | 3  | 1  | 3 

With a generous plot and a highly sought-after address, this property provides a rare opportunity to create a contemporary family home through sympathetic modernisation.

KEY FEATURES

- Three-bedroom semi-detached home in a prime Holywood location
- Excellent potential for sympathetic modernisation and personalisation
- Sitting room and separate dining room with scope for open-plan living
- Kitchen with potential to create a contemporary family hub
- Generous bedrooms with natural light
- Gas Fired Central Heating with recently installed 2024 Worcester Bosch gas fired boiler.
- Front garden and Private rear garden with south-westerly aspect, ideal for entertaining or family recreation
- Quiet, residential setting just off prestigious Demesne Road
- Within walking distance of Holywood Golf Club, Holywood town centre and coastal paths
- Convenient access to schools, cafés, boutiques, and local amenities
- Excellent transport links to Belfast, Bangor and surrounding areas
- Ideal for families, professionals or as a renovation project
- Rare opportunity to create a bespoke home in one of Holywood's premier roads



ROOM DETAILS

ENTRANCE	Lounge	Bedroom Three
COVERED	13'11 x 9'11	9'11 x 8'4
ENTRANCE	Conservatory	Bathroom
PORCH	9'4 x 8'5	11'7 x 4'8
GROUND FLOOR	Kitchen	Roofspace
Reception Hall	9'11 x 8'4	OUTSIDE
Walk-In Cloakroom	FIRST FLOOR	Garden Areas
Dining Room	Bedroom One	
11'1 x 10'8	13'10 x 9'11	
	Bedroom Two	
	10'8 x 9'11	



DIRECTIONS

Travelling on Demesne Road towards Holywood turn left onto Abbots Wood, number 14 is on the 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	78
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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