



34 ABBOTS WOOD

Holywood BT18 9PL

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*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

<b>ENTRANCE</b>	<i>Lounge</i> 13'11 x 9'11
<b>COVERED ENTRANCE PORCH</b>	<i>Conservatory</i> 9'4 x 8'5
<b>GROUND FLOOR</b>	<i>Kitchen</i> 9'11 x 8'4
<i>Reception Hall</i>	<b>FIRST FLOOR</b>
<i>Walk-In Cloakroom</i>	<i>Bedroom One</i> 13'10 x 9'11
<i>Dining Room</i> 11'1 x 10'8	<i>Bedroom Two</i> 10'8 x 9'11

### *Bedroom Three*

9'11 x 8'4

### *Bathroom*

11'7 x 4'8

### *Roofspace*

### **OUTSIDE**

### *Garden Areas*



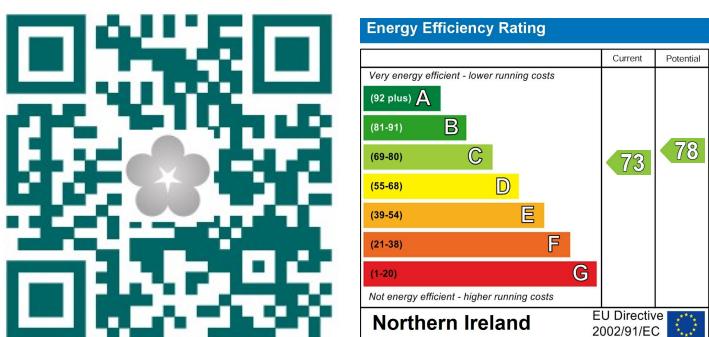
## DIRECTIONS

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.



## OUR BRANCHES

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