



12 BELFAST ROAD

Hollywood BT18 9EL

Offers Around

£425,000



DETACHED

| 3  | 2  | 5 

12 Belfast Road, Holywood is an appealing detached three-bedroom home offering excellent potential and a wonderfully flexible layout in one of Holywood's most convenient and sought-after settings. Positioned within a short stroll of the bustling town centre, coastal walks, excellent schools, transport links, and an array of local amenities, this property is perfectly placed for modern family living.

KEY FEATURES

- Detached three-bedroom home with excellent potential.
- Generous plot with mature front and rear gardens.
- Three versatile reception rooms offering flexible living space.
- Spacious lounge with flow into a cosy snug area.
- Drawing room connecting seamlessly to dining room.
- Kitchen with extended dining/living area and direct garden access.
- Ground floor WC and practical rear hallway.
- Three well-proportioned bedrooms on the first floor.
- Family bathroom and separate shower room.
- Fully floored roofspace providing additional storage or potential.
- Ample driveway parking and detached garage with up-and-over door.
- Fully enclosed rear garden, ideal for children and outdoor family life.



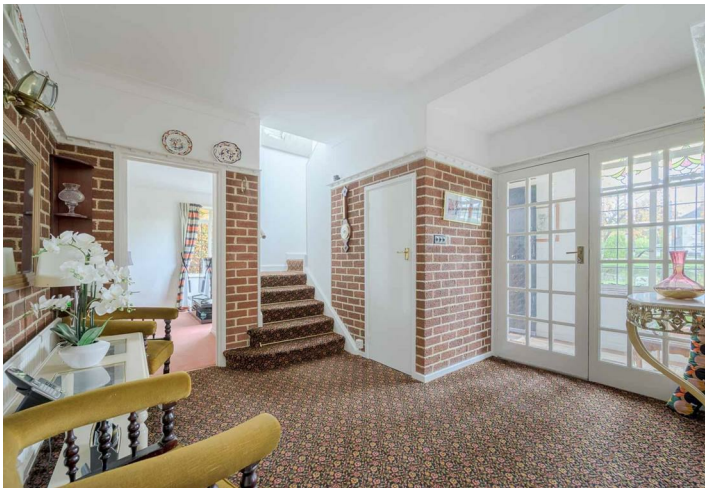
ROOM DETAILS

GROUND FLOOR	Kitchen/Dining/Living Space	Bedroom Three
Entrance	28'10" x 12'3"	11'10" x 8'7"
Reception Porch	Rear Hall	Family Bathroom
Reception Hall	Downstairs WC	Separate Shower Room
Lounge	FIRST FLOOR	OUTSIDE
10'11" x 9'1"	Landing	Driveway Parking,
Snug	Roofspace	Garden Laid in
13'11" x 9'4"	Bedroom One	Lawns and Paving
Drawing Room	18'10" x 12'7"	Detached Garage
18'10" x 12'7"	Bedroom Two	19'9" x 9'11"
Dining Room	9'8" x 11'2"	
11'10" x 10'8"		



DIRECTIONS

Travelling through Holywood towards Belfast on the Belfast Road once you pass Sullivan Upper School number 12 is located on your left hand side.



THE LOCAL AREA

A vibrant seaside town on Belfast Lough, Bangor offers the perfect mix of coastal living and community warmth. Its lively marina, cafés, and shops make it a favourite spot for locals and visitors alike. Families love the great schools, parks, and outdoor spaces, from Pickie Fun Park to Ballyholme Beach. Regular trains and road links provide an easy commute to Belfast and beyond. With stunning sea views and a relaxed pace of life, Bangor is a wonderful place to call home.



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			
		53	70
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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