



28 ARDMORE HEIGHTS

Holywood BT18 0PY

Offers Around

£495,000



DETACHED

| 4  | 2  | 3 

Ardmore Heights is fast becoming one of the most popular areas within the beautiful coastal town of Holywood to live. Number 28 not only has exceptional accommodation with flexible living, but also boasts sea views to the first floor and generous outdoor space.

KEY FEATURES

- Deceptively Spacious Detached Family Home
- Exceptional Maintained Throughout
- Newly Installed Kitchen with Range of Integrated Appliances, Quartz Worksurfaces and Peninsula unit for Casual Dining
- Open to Living/Dining Room with Space for Wood Burning Stove
- Conservatory Suitable for Gym/Home Studio
- Drawing Room with Marble and Granite Gas Coal Effect Fire
- Ground Floor Wet Room with Contemporary White Suite
- Four Bedrooms Two Ground Floor and Two First Floor Bedrooms
- Principal Bedroom to First Floor with Magnificent Views to the Craigantlet Hills, Belfast Lough, the Antrim coastline and hills
- First Floor Family Bathroom
- Excellent Eaves Storage
- Gas Fired Central Heating
- uPVC Double Glazing
- Mature Well Tended Front and Side Gardens
- Rear Garden Fully Enclosed and Private Laid in Artificial Lawns with covered Barbecue Entertaining Area



ROOM DETAILS

COVERED uPVC
ENTRANCE
PORCH:

SPACIOUS
ENTRANCE
HALL:

LOUNGE:
(17'0" x 13'0")

KITCHEN /
DINING /
LIVING SPACE:
(30'10" x 13'2")

BEDROOM (3):
(9'10" x 9'10")

BEDROOM (4):
(9'10" x 9'8")

WET ROOM:
(10'1" x 9'5")

BEDROOM (1):
(18'4" x 13'2")

BEDROOM (2):
(13'0" x 10'9")

BATHROOM:

GARAGE:
(20'4" x 14'1")

Outside



DIRECTIONS

Travelling from the Maypole in Holywood along High Street in the direction of Bangor turn right onto the Croft Road. Continue up Croft Road and after the Victoria Road junction turn right into Ardmore Road. Continue to the top of Ardmore Road turning right onto Ardmore Heights. Follow Ardmore Heights around and Number 28 is located on the left 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	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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