



## 14 PRIORY MANOR

Hollywood BT18 0LD

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*Offers Around*

**£285,000**



## FIRST FLOOR APARTMENT

| 2  | 1  | 1 

Offering the perfect combination of convenience, space and outdoor enjoyment, this property represents a rare opportunity to secure an apartment that benefits from both generous internal accommodation and a highly desirable private garden space.

### KEY FEATURES

- Exceptional first floor apartment within an immaculately maintained development in central Holywood
- Rare opportunity to secure an apartment benefiting from both generous internal space and private garden space
- Bright and spacious open plan kitchen, living, and dining area forming the heart of the home
- Well-appointed kitchen integrated seamlessly with the living space for modern living
- Generous primary bedroom with private en suite shower room
- Good sized second bedroom offering flexibility for guests, family, or home working
- Separate family bathroom serving the main accommodation
- Highly desirable private garden space — a rare feature for apartment living
- Ideal for those seeking the convenience of apartment living with the benefit of outdoor space
- Gas fired central heating providing comfort and efficiency throughout
- Situated within an exceptionally well maintained apartment block
- Walking distance to Holywood's buy town centre



## ROOM DETAILS

**GROUND FLOOR** *Open Plan*

*Entrance*

*Kitchen/Living/Dining*

27'4" x 14'0"

*Communal*

*Bedroom One*

*Entrance Hall*

18'0" x 12'0"

**FIRST FLOOR**

*Bedroom Two*

*No 14 Front Door*

13'9" x 10'8"

*Family Bathroom*

*Reception Porch*

9'4" x 6'7"

*Reception Hall*

*Outside*



## DIRECTIONS

*Travelling on The Bangor Road into Holywood take the first right hand turn onto Priory Park and then take the first left hand turn onto Priory manor and the apartment is located on your 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		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## OUR BRANCHES

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