



## 24 WOOD END

Hollywood BT18 9PN

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**£265,000**



SEMI DETACHED | 4  | 2  | 2 

24 Wood End is a well-presented and adaptable three bedroom family home situated in a popular and convenient residential location within Holywood. Offering flexible accommodation throughout, this property will appeal to a wide range of purchasers including families, downsizers and those seeking accommodation with accessibility features. Located close to excellent local schools, shops, transport links and the many amenities Holywood has to offer, this is an excellent opportunity to acquire a spacious home in a highly regarded residential area.

## KEY FEATURES

- Spacious three bedroom semi-detached family home in a popular Holywood location
- Bright lounge with attractive square bay window overlooking the front
- Separate living room providing additional reception space
- Conservatory with double doors leading to the rear garden
- Fitted kitchen with range of high and low level units
- Rear hallway and utility area with direct garden access
- Ground floor WC and separate disabled access shower room
- Three well-proportioned first floor bedrooms
- Modern family shower room with walk-in thermostatic shower
- Gas fired central heating with Worcester boiler
- Excellent built-in storage throughout including understairs storage and hotpress
- Front garden laid in lawns with shared driveway
- Generous rear garden in lawns and paving enjoying evening sun
- Convenient to local schools, shops, transport links and Holywood town centre



## ROOM DETAILS

### GROUND FLOOR

Entrance

Reception Hall

Downstairs WC

Lounge/Bedroom

Four

11'0" x 10'9"

Living Room

9'10" x 10'6"

Conservatory

13'3" x 11'8"

*Kitchen*

9'10" x 8'3"

*Rear Hallway and*

*Utility Space*

*Downstairs Disabled*

*Access*

### FIRST FLOOR

*Landing*

*Bedroom One*

9'4" x 13'8"

*Bedroom Two*

9'9" x 10'9"

*Bedroom Three*

9'11" x 8'3"

*Family Shower Room*

### OUTSIDE

*Gardens and Shared*

*Driveway*



## DIRECTIONS

*Travelling on Abbots Wood from Demesne Road take the right hand turn onto Wood End, number 24 is located at the end of the cul de sac 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.*

*Time for a Change?*  
**READY FOR THE MARKET  
 OR JUST INTERESTED?**  
*Request a FREE Valuation Today:*



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## OUR BRANCHES

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