



2 ARDLEE AVENUE

Holywood BT18 9LT

Offers Over
£650,000



END TOWNHOUSE | 5 | 2 | 2

This elegant red brick Victorian townhouse occupies an enviable position on Ardlee Avenue, enjoying stunning views down Downshire Road and across Belfast Lough to the Antrim Hills from the principal rooms. Combining timeless period character with modern comforts, this is a beautifully maintained home that offers purchasers the opportunity to move straight in and enjoy all it has to offer.

Upon entering, one is immediately struck by the quality, style and sense of space throughout. The bright and well-proportioned accommodation extends over three floors and has been thoughtfully enhanced and meticulously cared for over the years, resulting in a home where there is little for a new owner to do other than unpack and settle in.

Of particular note is the impressive bespoke fitted kitchen, featuring hand-painted cabinetry, integrated appliances, quartz work surfaces and a central island, creating an ideal space for both everyday family living and entertaining. French doors open to the rear and side gardens, while a concealed utility room and ground floor WC add further practicality. The magnificent drawing room to the front of the property showcases an original period fireplace and maximises the exceptional outlook towards Belfast Lough. A separate dining room provides additional reception space, while the upper floors offer four well-appointed double bedrooms, a smaller bedroom or dressing area, a luxurious family bathroom and an additional shower room.

This outstanding home is sure to appeal to a wide range of purchasers. Situated within walking distance of Holywood's vibrant High Street, with its excellent selection of shops, cafés and restaurants, and benefiting from ease of access to Belfast via both road and rail links, the property is perfectly positioned for families and downsizers alike. The added advantage of off-street parking, proximity to leading local schools and the quality of accommodation on offer combine to create a truly special home.

KEY FEATURES

- An elegant three-storey Victorian red brick townhouse in one of Hollywood's most sought-after locations.
- Enjoying outstanding views across Belfast Lough to the Antrim Hills from the principal rooms.
- A beautifully maintained home finished to an exceptional standard throughout.
- Traditional sliding sash timber double-glazed windows complement the property's period character.
- Retaining a wealth of original features including fireplaces, ornate cornicing and stained glass detailing.
- A magnificent front drawing room enjoys stunning lough views and a feature period fireplace.
- The bespoke hand-painted kitchen features quartz worktops, a central island and a range of integrated appliances.
- A concealed utility room provides excellent additional storage and practicality.
- A convenient ground floor WC enhances everyday family living.
- A separate family room offers flexible accommodation for modern lifestyles.
- The luxurious family bathroom is beautifully appointed and features a freestanding roll-top bath.
- A separate shower room serves the second-floor accommodation.
- Four generously proportioned double bedrooms are arranged across the upper floors.
- Additional bedroom/dressing area
- The enclosed side and rear gardens are laid in lawns and complemented by a patio area ideal for outdoor entertaining.
- Private off-street parking to the rear provides valuable convenience.
- Hollywood High Street, coastal walks and excellent transport links are all within walking distance.
- Leading schools, shops, cafés and restaurants are conveniently close at hand.
- Ideally suited to families, professional couples and those seeking to downsize without compromise



ROOM DETAILS

ENTRANCE

Front Door

GROUND FLOOR

Reception Porch

Spacious Reception Hall

Lounge

16'8 x 11'11

Living Room

13'9 x 12'10

Kitchen

25'11 x 11'3

Utility Room

11'3 x 10'9

WC

6'0 x 3'0

FIRST FLOOR

Spacious Landing

Bathroom

11'3 x 10'5

Bedroom

Five/Dressing Room

11'7 x 7'9

Bedroom One

16'8 x 12'10

Bedroom Two

12'10 x 12'1

Office/Study

9'7 x 8'0

SECOND FLOOR

Landing

Bedroom Three

13'7 x 12'10

Bedroom Four

12'10 x 12'10

Shower Room

11'5 x 8'0

Roofspace

OUTSIDE

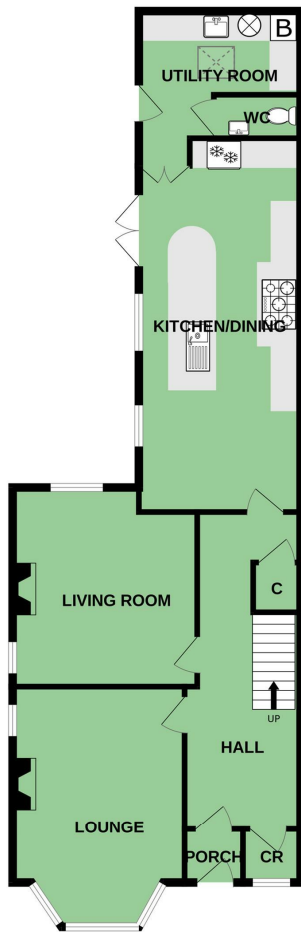
Driveway Parking and Gardens



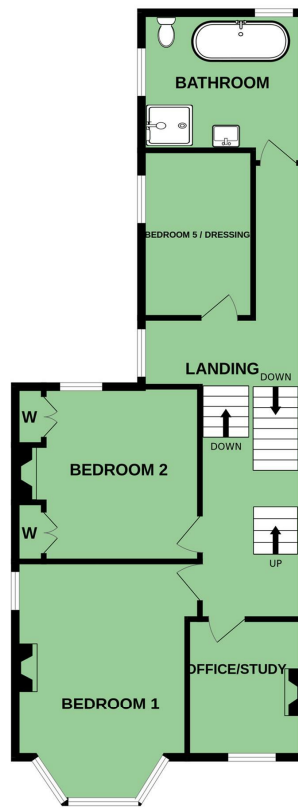


FLOOR PLANS

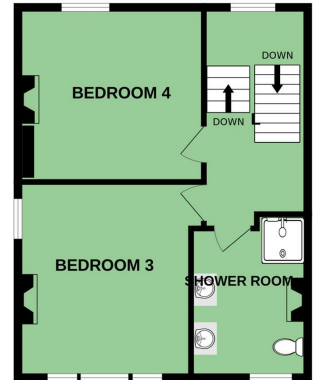
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

Travelling on Downshire Road continue to the top and 2 Ardlee Avenue is located on your 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.



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			
Northern Ireland		72	74
		EU Directive 2002/91/EC	

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