



1A KINNEGAR AVENUE

Holywood BT18 9JR

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*Offers Over*

**£200,000**



## TOWNHOUSE | 3 | 1 | 1

This modern town house enjoys three well proportioned first floor bedrooms, modern shower room and at ground floor level is the entrance porch, separate WC, spacious lounge and generous fitted kitchen with ample dining/living space and French doors opening to the rear garden.

### KEY FEATURES

- Exceptionally Well Maintained End Town House Property
- Resident and Visitor Car Parking
- Bright, Well Presented and Spacious Accommodation Throughout
- Generous Lounge Leading to Open Plan Kitchen/Dining/Living Space with a Range of Integrated Appliances and uPVC Double Glazed French Doors Opening to the Garden
- Well Proportioned First Floor Bedrooms
- Modern White Suite Shower Room
- Oil Fired Central Heating
- uPVC Double Glazing
- Enclosed Rear Garden, Generous in Size and Ideal for Enjoying Outdoor Entertaining or Children at Play
- Highly Desirable Convenient Location Within Walking





ROOM DETAILS

Entrance	WALK-IN	Outside
RECEPTION	PANTRY:	
PORCH:	LANDING:	
CLOAKROOM/WC	BEDROOM (1):	
	(12'9" x 8'11")	
LOUNGE:	BEDROOM (2):	
(16'3" x 15'5")	(11'8" x 8'11")	
KITCHEN /	BEDROOM (3):	
DINING:	(9'2" x 6'6")	
(15'5" x 11'8")	BATHROOM:	





DIRECTIONS

Travelling from the Maypole in Holywood continue down Shore Road towards the coast and at the traffic lights continue straight ahead under the railway bridge. Continue along the road leaving the Dirty Duck Alehouse on your left hand side. Continue to the end of Kinnegar Road. Turn right onto Kinnegar Avenue and Number 1A is located on the right hand side.



THE LOCAL AREA

Holywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Holywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Holywood is home to many leading secondary and primary schools.



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	63	64
(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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