



13 ARDMORE ROAD

Holywood BT18 0PJ

Offers Around

£345,000



BUNGALOW | 3 | 1 | 1

Occupying a generous and enviable corner site, 13 Ardmore Road presents a rare opportunity to acquire a detached three-bedroom bungalow in one of Holywood's most desirable residential areas.

KEY FEATURES

- Detached Bungalow with Partial Lough Views
- Situated On A Generous Corner Site
- Reception Hall
- Open Plan Lounge/Dining
- Fitted Kitchen with Access to Rear Garden
- Family Shower Room
- Roofspace
- Gas Fired Central Heating
- uPVC Double Glazing
- Integral Garage
- Ample Driveway Parking for Several Cars
- Surrounding Gardens Laid in Lawns and Patio Areas Ideal For Outdoor Entertaining and Enjoying Long Summer Evenings
- Convenient Location



ROOM DETAILS

ENTRANCE

RECEPTION
PORCH

LANDING:

LOUNGE/DINING
(22'1" x 12'11")

KITCHEN:
(12'5" x 9'5")

BEDROOM (1):
(13'5" x 10'7")

BEDROOM (2):
(10'6" x 10'1")

BEDROOM (3):
(9'10" x 8'5")

FAMILY

SHOWER ROOM
(7'1" x 7'0")

INTEGRAL
GARAGE:
(21'1" x 9'10")

Outside



DIRECTIONS

Travelling on Croft Road take a right hand turn onto Ardmore Road, number 13 is located on the right hand side.



THE LOCAL AREA

Hollywood, 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. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood 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	61	70
(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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