



Constructed approximately 8 years ago, 19D Seahill Road is a beautifully presented modern family home ideally located in Seahill. Offering spacious and well-balanced accommodation, this impressive property combines contemporary living with excellent convenience, positioned just moments from the local railway halt for easy commuting.

The property extends to generous proportions and features four well-appointed bedrooms, providing ample space for family life, guests, or a home office. On the ground floor, the home benefits from spacious lounge with dining area which overlooks the garden. The kitchen and casual dining and living area form the heart of the home, offering a practical layout suitable for modern lifestyles. Upstairs, the four bedrooms are thoughtfully arranged, creating comfortable and private accommodation. The property has been well maintained since construction and offers a modern specification throughout.

Externally, the home enjoys a pleasant setting on Seahill Road, with convenient access to local amenities, coastal walks, and transport links. The nearby Seahill railway halt provides regular connections to surrounding towns and cities, making this an excellent choice for commuters as well as families seeking a relaxed coastal environment.

Offers Over  
£465,000

19D Seahill Rd,  
Holywood,  
BT18 0DA

Viewing by  
appointment  
through agent  
028 9042 4747



- Detached Family Home
- Well Presented Throughout
- Lounge / Dining Room with Direct Access to Patio / Garden
- Superb Kitchen with Casual Living and Dining Area
- Utility Cupboard / Ground Floor Cloak with Low Flush Suite
- Four Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- Luxury Family Bathroom
- uPVC Double Glazed Windows / Gas Heating
- Driveway Parking for Several Cars
- Front & Fully Enclosed Rear Garden
- Popular & Sought After Location



The Property Comprises:

Ground Floor

PVC panelled door with top light leading to...

ENTRANCE HALL: PVC panelled door with top light leading to:

CLOAKROOM: Low flush WC, pedestal wash hand basin and mixer tap, ceramic tiled floor, low voltage lighting, extractor fan.

DRAWING ROOM: 22' 9" x 14' 5" (6.93m x 4.39m) Feature contemporary wall mounted gas fire, recess for TV, low voltage lighting, double glazed doors to entrance hall, double glazed sliding doors to patio and garden.



KITCHEN/LIVING/DINING: 19' 5" x 16' 9" (5.92m x 5.11m) Beautiful kitchen with high and low level shaker style cabinets, granite worktops with matching splashback, four ring gas hob and Bosch under oven, integrated fridge/freezer and dishwasher, one and a half sink unit with mixer tap, wine rack, ceramic tiled floor, double glazed sliding door to rear, ceramic tiled floor, low voltage lighting, utility cupboard, with plumbing for a washing machine and space for tumble dryer.



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## First Floor

LANDING: Double doors to hotpress with insulated pressurised tank. Access to roofspace.

MAIN BEDROOM: 14' 7" x 10' 3" (4.44m x 3.12m) Low voltage lighting.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatically controlled shower unit and over drencher, low flush WC, contemporary wall mounted sink unit with mixer tap and cabinet below, floor to ceiling feature splashback, low voltage lighting, ceramic tiled floor.



BEDROOM (2): 13' 6" x 10' 3" (4.11m x 3.12m) Low voltage lighting.



BEDROOM (3): 11' 2" x 8' 7" (3.4m x 2.62m) Low voltage lighting.



BEDROOM (4): 11' 0" x 8' 8" (3.35m x 2.64m) Low voltage lighting.



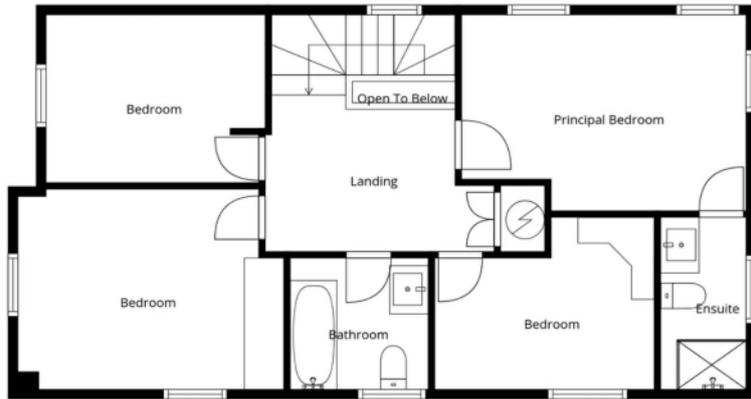
BATHROOM: Luxury white suite with mixer tap and thermostatically controlled shower unit, low flush WC, contemporary wall mounted sink with mixer tap and cabinet below, floor to ceiling feature tiled splashback, ceramic tiled floor, heated chrome towel radiator.



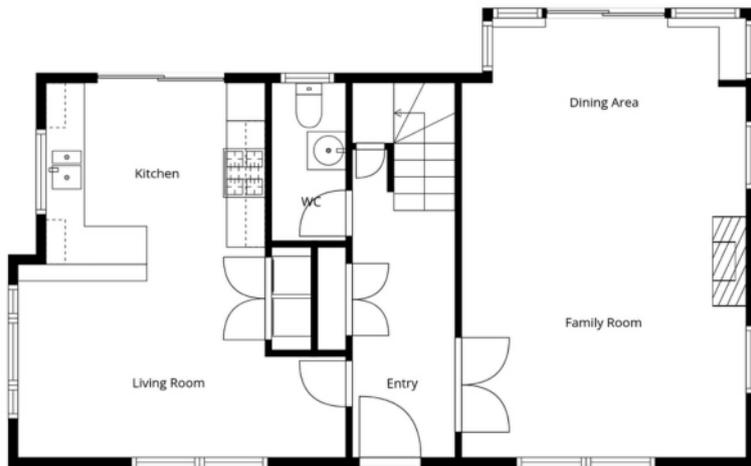
## Outside

Fully enclosed rear garden laid in lawns and large patio area. To the front and gardens laid in lawns with walls, railings and hedging with a tarmac driveway, parking for three plus cars.





2nd Floor



1st Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling from Holywood town along the Bangor dual carriageway turn left into Seahill Road then your first main left onto the continuation of Seahill Road and No 19D will be on your right hand side.

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
North Down - 028 90 42 4747  
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