

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



45 SEAHILL ROAD, HOLYWOOD, BT18 0DJ

OFFERS OVER £230,000

Situated in the ever-popular Seahill area, ideally positioned between Bangor and Holywood, this Labours Cottage is a charming and deceptively spacious home offering flexible accommodation in a highly convenient location.

Internally, the property comprises a welcoming lounge and a separate dining room, which could easily be utilised as a third bedroom, depending on individual needs. The kitchen is well-appointed, while upstairs hosts two comfortable bedrooms and a family bathroom. Full of character and charm, this delightful cottage enjoys a pleasant setting while remaining within close proximity to a range of local amenities, coastal walks, and excellent transport links. Perfect for a variety of purchasers, including first-time buyers, downsizers, or those seeking a quaint coastal retreat, the property offers both versatility and lifestyle appeal.



Key Features

- Flexible Accommodation
- 3 Bedrooms / 1 Reception Room
- Oil Fired Heating System
- Coloured Bathroom Suite
- Convenient Location
- 2 Bedrooms / 2 Reception Rooms or
- uPVC Double Glazing
- Cream Kitchen
- No Onward Chain



ACCOMMODATION

3 Pane half glazed door into ...

ENTRANCE PORCH

8 Pane opaque glazed door into ...

LOUNGE

12'5" x 11'9"

Open fireplace with tiled surround and hearth. TV plinth. Solid wood floor. 2 Wall light points.

BEDROOM 3/DINING ROOM

10'7" x 8'11"

Solid oak wood floor.

INNER HALL

Ceramic tiled floor.

KITCHEN

7'11" x 7'11"

Range of high and low level cupboards and drawers with oak square edged work surfaces. Indesit 4 ring hob and oven. Built-in extractor fan. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Ceramic tiled floor. Pine ceiling with 6 downlights.

STAIRCASE TO LANDING

Wall light point.

BEDROOM 1

12'6" x 11'11"

BEDROOM 2

10'7" x 9'0"

BATHROOM

Coloured suite comprising: Pine panelled bath. Corner shower with Qualisha Thermostatic shower over. Vanity unit with inset wash hand basin. W.C. Pine ceiling. Built-in hotpress with insulated copper cylinder and immersion heater.

OUTSIDE

FRONT

Garden in lawn with hedges. Tap.

REAR

Garden in lawn with hedges. Outside store. Outside W.C. Light. Boiler house. Store.










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	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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