



60A BALLYMONEY ROAD

Holywood, BT18 0JJ

Offers around **£440,000**



SEMI-DETACHED | 4  | 2  | 2 

This semi-rural home was lovingly refurbished and extended by the owners 10 years ago creating a peaceful home with flexible accommodation making this property exceptionally appealing on today's market.

KEY FEATURES

- Ground Floor Primary Bedroom with En Suite Shower Room and Dressing Room
- Modern Kitchen with Range of Integrated Appliances and Feature Island Unit with Five Ring Gas Hob and Peninsula Casual Dining Area with Ample Space for Formal Dining and a Rural Outlook
- Generous Lounge with Multifuel Stove and Patio Doors to Gardens
- Utility Room
- Downstairs WC
- Electric Heating
- Double Glazing
- Ample Driveway Parking
- Ever Sought After Location Boasting Countryside Lifestyle with Excellent Convenience
- Easy Commuting to Bangor, Newtownards or Holywood
- Ultrafast Broadband Available



ROOM DETAILS

Ground Floor

- Reception Hall
- Lounge
22'4" x 16'7"
- Kitchen/Living/Dining
21'6" x 20'8"
- Utility Room
9'5" x 6'4"
- Downstairs WC
- Rear Hallway
- Bedroom One
17'5" x 11'9"
- Ensuite Shower Room

First Floor

- Bedroom Two
13'8" x 13'4"
- Bedroom Three
16'7" x 11'3"
- Bedroom Four
16'7" x 10'3"
- Bathroom

Outside

- Exceptional gardens laid in lawns with mature planting and driveway parking.



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling along the main A2 Bangor to Belfast dual carriageway Ballymoney Road is on the right hand side off the carriageway at the traffic lights adjacent to the junction of Craigdarragh Road. Turn right into Ballymoney Road and the property 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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C	69	71
55-68 D		
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

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