

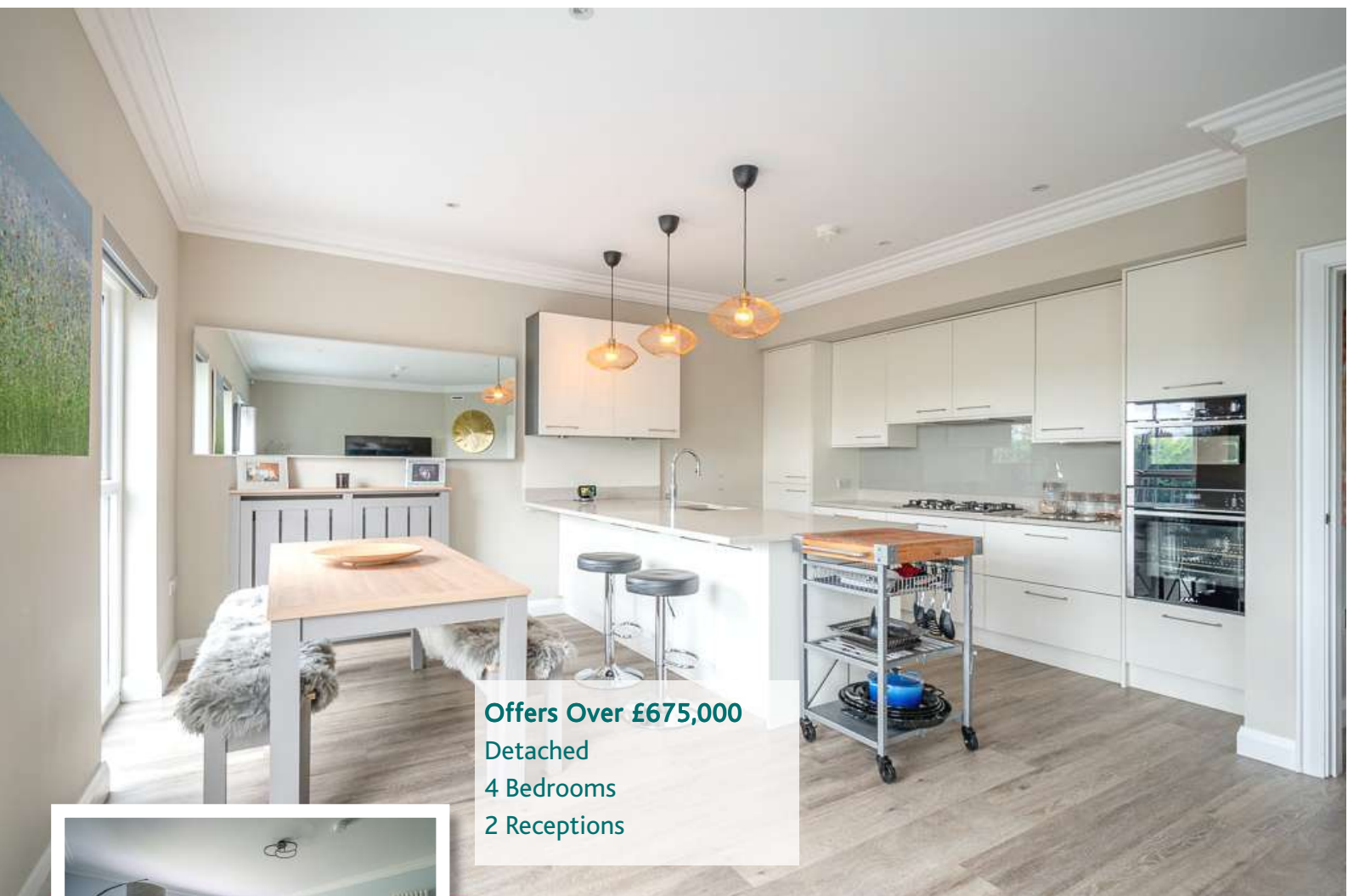


 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**3C ALEXANDRA PARK | Hollywood**  
**OFFERS OVER £675,000**

Scan for Property Details  
and to Arrange a Viewing





Offers Over £675,000  
Detached  
4 Bedrooms  
2 Receptions

## Property Features

- Beautifully presented detached family home
- Situated within an exclusive development of three homes off the prestigious My Ladys Mile
- Immaculately presented with luxury finishes throughout
- Spacious, open plan kitchen living dining room with driftwood effect gas fire, adjoining expansive balcony
- Bespoke fitted kitchen with range of integrated appliances, quartz worksurface, Quooker boiling tap and peninsula island unit with casual dining area
- Lower ground floor living room with sliding door access to garden
- Utility room
- Ground floor shower room
- Four well-proportioned double bedrooms, including primary suite with ensuite shower room
- Modern family bathroom
- Minimal maintenance, private rear garden
- Within walking distance of Holywoods bustling town centre with its range of local cafes, boutique shops, restaurants, and bars
- A stone's throw from a range of North Downs most highly regarded schools
- Ideal for city commuters with easy access to all main arterial routes and a 10 minute drive to George Best Belfast City Airport
- Integral garage and ample driveway parking
- Ultrafast Broadband Available



# Accommodation

## Ground Floor

Spacious Reception Hall

Kitchen/Dining/Living Space  
26'6" x 16'8"

Study

Ground Floor WC  
7'3" x 5'2"

## Lower Level

Lounge  
21'0" x 15'10"

Utility Room  
13'8" x 10'8"

Shower Room  
6'11" x 4'7"

## First Floor

Landing

Bedroom One  
15'7" x 13'8"

En Suite Shower Room

Bedroom Two  
13'8" x 11'0"

Bedroom Three  
16'3" x 13'0"

Bedroom Four  
11'0" x 10'3"

Bathroom  
9'5" x 8'10"

## Outside

Garage  
20'7" x 13'0"

Electronic Double Gates

Tarmac Driveway

Ample Parking

Composite Decked  
Balcony

Composite Rear Decking

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)

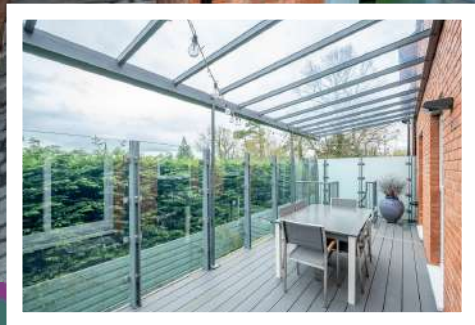


"Situated in an exclusive gated development within one of Holywoods most sought after areas this detached family home is a rare find on today's market. The exceptional location coupled with the immaculate and luxurious finishes makes this property the ideal home for the modern family."



# Directions

Travelling from the Maypole in Holywood continue along High Street in the direction of Belfast. Once leaving the High Street turn left onto My Lady's Mile. Alexandra Park is located towards the top of My Lady's Mile on the right hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.

## Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.

## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



THE SUNDAY TIMES  
THE IRISH TIMES

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>81</b>	<b>81</b>

## North Down / Holywood Branch

44 High Street, Holywood, BT18 9AD

T 028 9042 8888 F 028 9029 3434

property@johnminnis.co.uk



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS