



45 PRINCESS PARK

Holywood, BT18 0PP

Offers around **£325,000**



SEMI DETACHED | 3  | 2  | 2 

Located at the end of this quiet cul-de-sac-de-sac, Number 45 Princess Park provides a generous site within this much sought after residential area of Holywood. With ample accommodation internally and generous gardens this property is suitable for a range of purchasers.

KEY FEATURES

- Well Presented and Beautifully Maintained Semi Detached Family Home
- Extended with Impressive Accommodation
- Gardens to the Rear Laid in Lawns with Excellent Degree of Privacy
- Bright and Spacious Accommodation Throughout
- Lounge with Outlook to Front
- Open Plan Kitchen/Living/Dining Room
- Fully Fitted Hand Painted Style Kitchen with Range of Integrated Appliances
- Concertina Doors from Living Space Open to Rear Garden Creating the Ideal Space for Entertaining and Children at Play
- Downstairs Shower Room, Utility Space
- Three Well Proportioned Bedrooms
- Family Bathroom with White Suite
- Gas Fired Central Heating



ROOM DETAILS

Ground Floor

- Covered Entrance Porch
- Reception Hall
- Lounge
12'4" x 11'8"
- Kitchen
12'8" x 10'2"
- Living/Dining Area
17'11" x 9'7"
- Utility Room
7'9" x 5'6"
- Downstairs Shower Room

First Floor

- Landing
- Bedroom One
12'4" x 10'7"
- Bedroom Two
12'8" x 10'7"
- Bedroom Three
9'3" x 7'4"
- Bathroom

Outside

- Detached Garage
- Generous rear garden with raised patio area ideal for enjoying the evening sun and children at play
- Additional patio area to side, private and fully enclosed
- Ample driveway parking to front



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling from the Maypole in Holywood continue along the high street in the direction of Bangor; before the traffic lights for the carriageway turn right into Croft Road, continue up Croft Road and Princess Gardens is located on the left hand side. Princess Park is the third turning on the right and number 45 is located at the end of the cul-de-sac.



THE LOCAL AREA

Holywood, 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. Holywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Holywood is home to many leading secondary and primary schools.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	68	68
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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