



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**79 DOWNSHIRE ROAD | HOLYWOOD**  
**OFFERS AROUND £149,950**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Around £149,950**  
End Terrace  
2 Bedrooms  
1Receptions



## Property Features

- End Terrace Property within Walking Distance of Holywood Town Centre
- Two Well Proportioned Bedrooms
- Spacious Living/Dining Area with Feature Bay Window
- Fully Fitted Kitchen
- Bathroom Comprising of White Suite
- Oil Fired Central Heating
- Enclosed Rear Yard and Small Forecourt
- Ideal for First Time Buyers, Investors and Downsizers
- Excellent Local Amenities with Vast Array of Shops, Cafes and Restaurants
- Popular Local Primary and Post-Primary Schools
- Ideal for Those Commuting to Belfast City Centre and Beyond

# Accommodation

## Ground Floor

Entrance Hall

Living / Dining Room  
21'5" x 10'4"

Kitchen  
12' x 6'9"

## First Floor

Bedroom One  
13'3" x 9'9"

Bedroom Two  
9'2" x 8'2"

Bathroom

## Outside

Enclosed Front  
Patio

Rear Courtyard

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

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



"Downshire Road has a strong proven track record and this property presents a wonderful opportunity for first time buyer, downsizer and investor alike.

Competitively priced in such a sought after area this property is sure to have instant interest so early viewing is strongly advised."



# Directions

Travelling from the Maypole at Holywood along the High Street in the direction of Belfast, turn left before Ferguson Flowers in to Downshire Road and Number 79 is located on the right hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>	<b>28</b>	
(01 - 20) <b>G</b>		<b>51</b>
<i>Not energy efficient - higher running costs</i>		



## Viewing

By appointment through agent.

## Free Valuation

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



## JOHNMINNIS RENTALS

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

## Awards & Recognition



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THE SUNDAY TIMES  
THE IRISH TIMES

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