



This attractive detached bungalow occupies what is arguably one of the best sites within Seahill - an area well known for its ease of access to Belfast, Holywood and Bangor town centres via road or rail with Seahill railway halt within a pleasant walk.

The property itself occupies a quite delightful site which boasts uninterrupted Lough views from the principal reception room, kitchen and rear gardens. The internal layout offers adaptable accommodation with a spacious living room and three well-proportioned bedrooms. All of which has been well maintained by the current vendors who have lived there for over 26 years which is testament to this home's many fine attributes.

Offers Over  
£250,000

42 Rhanbuoy Park,  
Seahill,  
Holywood,  
BT18 0DX

Viewing by  
appointment with  
& through agent  
028 9042 4747





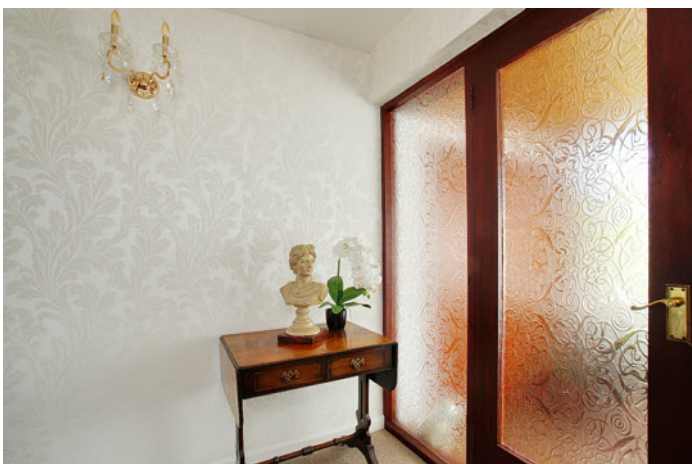
- Detached Bungalow with outstanding Lough views
  - Sun Porch to front
  - Through Lounge to Dining Room
    - Fitted Kitchen
  - 3 Well-proportioned Bedrooms
  - Modern White Bathroom Suite
- uPVC double glazed / Oil fired central heating
  - Attached Garage and ample parking
    - Outside Utility Room
- Private rear gardens in feature paved patios and mature shrubs

The Property Comprises:

Ground Floor

SUN ROOM TO FRONT: Tiled floor, storage cupboard.

ENTRANCE HALL: Shelved cloakroom.





LIVING ROOM WITH OPEN PLAN TO DINING AREA: 16' 2" x 11' 5" (at widest points) Attractive carved mahogany fireplace with cast iron & tiled inset and tiled hearth, uPVC double glazed patio doors to gardens.



KITCHEN: 11' 4" x 10' 2" (3.45m x 3.1m) Single drainer 1.5 bowl stainless steel sink unit with mixer tap, excellent range of high & low level units, laminate worktops, built-in oven and 4-ring ceramic hob, Hotpoint built-in dishwasher, built-in fridge, concealed lighting, part tiled walls, uPVC double glazed rear door.





BEDROOM (1): 15' 5" x 10' 5" (4.7m x 3.18m) Double built-in robe with mirrored sliding doors.



BEDROOM (2): 10' 7" x 10' 7" (3.23m x 3.23m) Double built-in robe with mirrored sliding doors.

BEDROOM (3): 9' 3" x 7' 4" (2.82m x 2.24m) (Currently used as Dining Room) Double built-in robe.



BATHROOM: Modern white suite comprising tiled panelled bath with mixer tap & Redring built-in shower unit, vanity unit with cupboards below, low flush WC, heated towel rail, fully tiled walls, polished ceramic tiled floor. Hotpress with copper cylinder, immersion heater.

Slingsby type ladder to FLOORED ROOFSPACE.



Outside

Tarmac driveway to . . .

ATTACHED MATCHING GARAGE: Roller up & over door, light and power, storage above.

UTILITY ROOM: Stainless steel sink unit, light & power, plumbed for washing machine, vented for tumble dryer.

Ample parking and flowerbeds to front. Enclosed private rear patio in feature flagstones with flowerbeds and mature shrubs. Garden in lawns bordered by shrubbery. Outside tap & lights at rear.





# Floor Plans





## Location:

Travelling from Holywood to Bangor on the Dual Carriageway, turn left at signpost for Rockport School. Take first left into Seahill Road which swings left and becomes Rhanbuoy Park.

## Belfast Branches

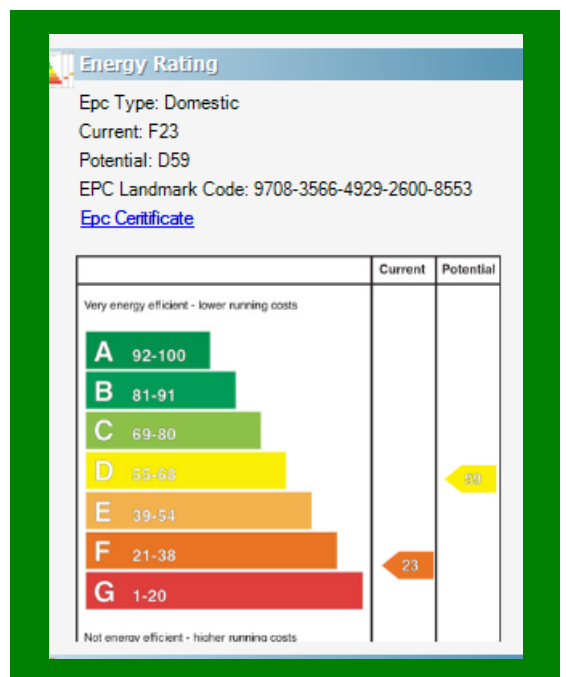
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000

## Other Branches

Bangor - 028 91 45 1166  
Holywood - 028 90 42 4747  
Lisburn - 028 92 66 1700



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