



## 42 Hollymount, Belfast, BT10 0GN

**Price Guide £165,000**

Located within a quiet and highly sought after residential area, 42 Hollymount offers an excellent opportunity to purchase a well maintained home ideally suited to families and first time buyers alike. The accommodation comprises living room, kitchen open plan to dining area, three good sized bedrooms and bathroom suite. Outside there is an enclosed rear garden in lawn and driveway to front. Close to a range of local amenities, reputable schools, public transport links and easy access to Belfast City Centre. Early viewing is advised to avoid disappointment.

- Mid Terrace Home In Popular Residential Location
- Front Living Room With Brick Fireplace
- Oil Fired Central Heating
- Driveway To Front
- Chain Free
- Three Good Sized Bedrooms
- Kitchen With Dining Area
- Enclosed Rear Garden In Lawn
- Close To Leading Schools & Excellent Transport Links
- Excellent Opportunity For The First Time Buyer

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

Key: energy efficient - lower running costs

EU Directive 2002/91/EC

Current: 51

Potential: 78

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE**



Hardwood front door with glass panel.

**RECEPTION HALL  
Laminate wood flooring.**

**LIVING ROOM 13'1" x 11'9" (4.0 x 3.6)**



Laminate wood flooring. Brick fireplace.

**KITCHEN / DINING 16'0" x 10'9" (4.9 x 3.3)**



Range of high and low level units, plumbed

for washing machine, integrated oven, four ring hob, sink unit with mixer tap, tiled flooring to kitchen area, laminate wood flooring to dining area.



**ON THE FIRST FLOOR**

**BEDROOM ONE 11'9" x 10'5" (3.6 x 3.2)**



Built in robes.

### BEDROOM TWO 11'9" x 11'1" (3.6 x 3.4)



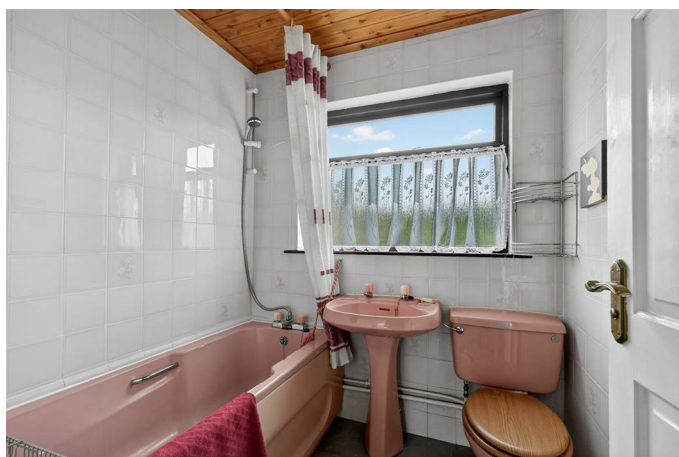
Built in storage.

### BEDROOM THREE 8'10" x 6'10" (2.7 x 2.1)



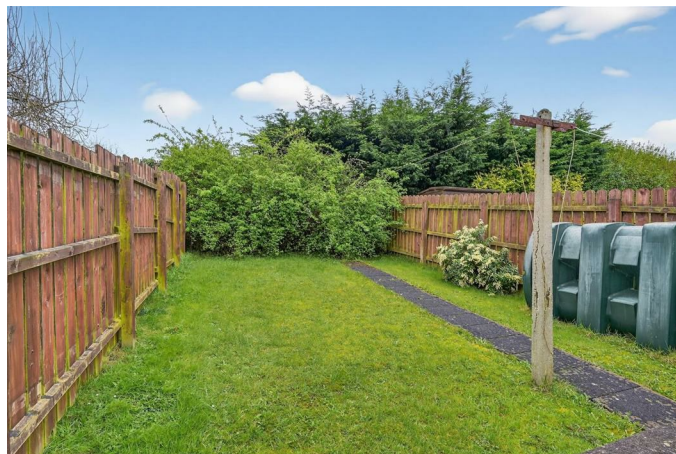
Built in storage.

### BATHROOM



Panel bath with shower over, pedestal wash hand basin, low flush W.C, fully tiled walls, tiled flooring.

### OUTSIDE



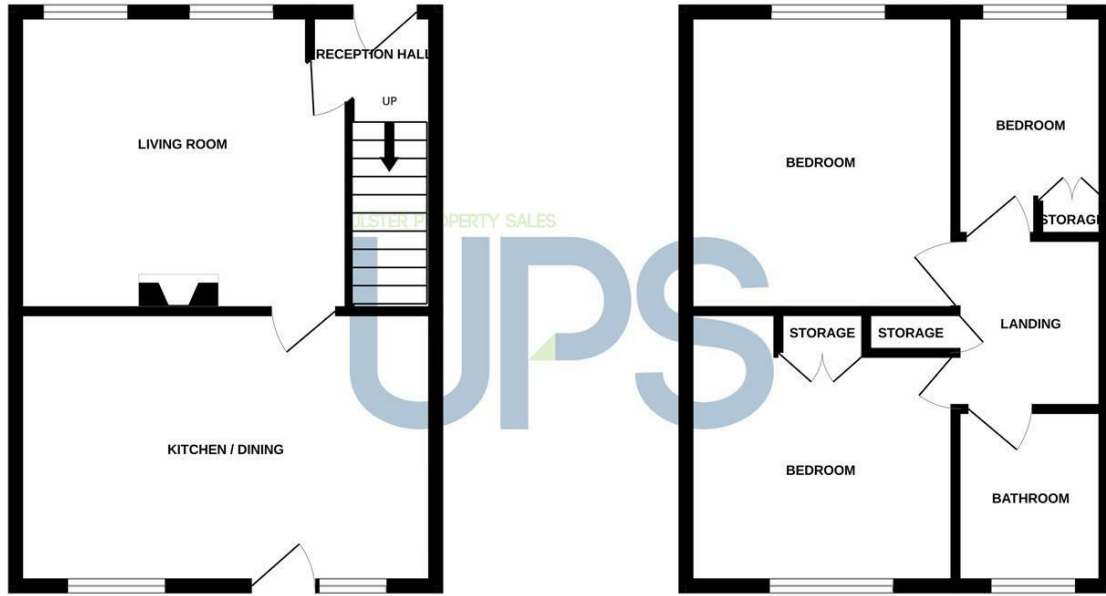
Driveway to front. Enclosed rear garden to rear in lawn.



# Floor Plan

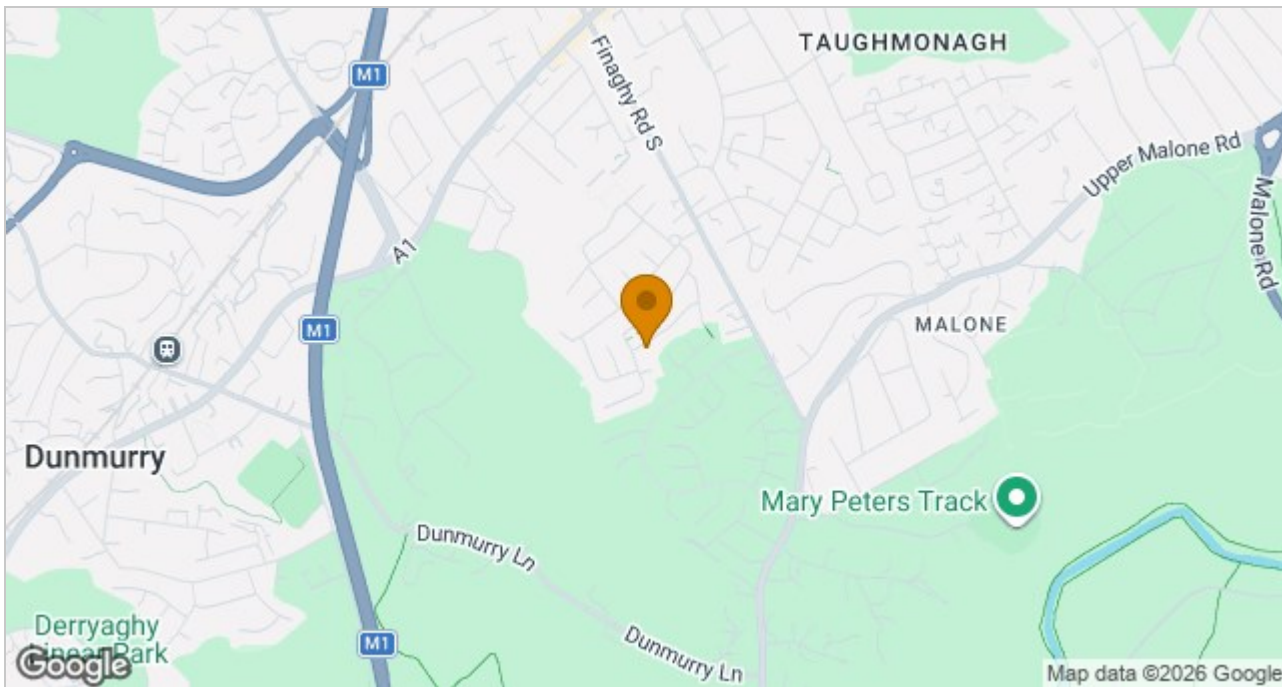
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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