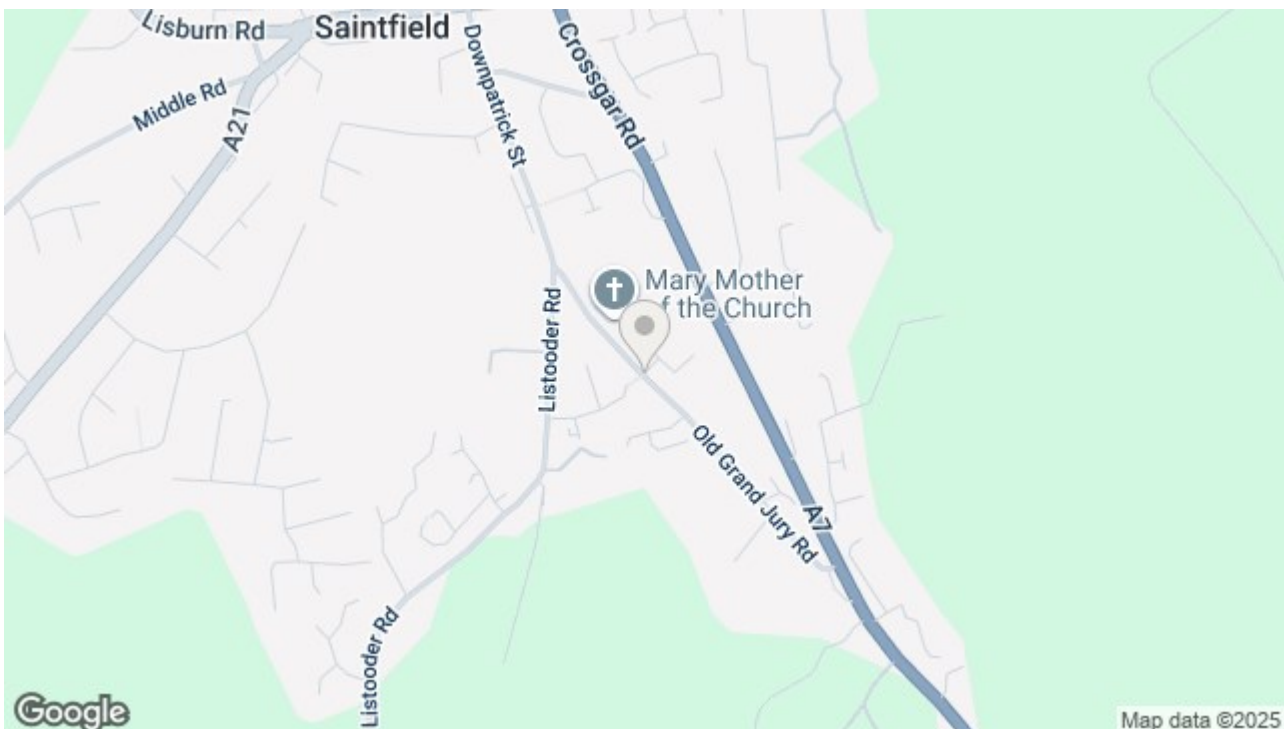




14 HOLLYMOUNT HALL, SAINTFIELD, BT24 7FU



OFFERS AROUND £349,950

We are delighted to present for sale this stunning, modern detached family home, perfectly situated in one of Saintfield's most popular and desirable residential areas. Known for its vibrant community, excellent schools, boutique shops and cafés, and its convenient commuting distance to both Belfast and Lisburn, Saintfield is an ideal location for families and professionals alike.

Built only a few years ago, this home offers a stylish and spacious layout comprising a bright living room, a luxury fitted kitchen with dining and living area featuring elegant granite worktops, and a convenient downstairs WC. Upstairs there are three well-proportioned bedrooms (including a master with ensuite) and a contemporary family bathroom.

Finished to an exceptional standard throughout, this property has a true "show home" feel, with high-quality fixtures and fittings evident in the kitchen, bathrooms, and living spaces.

Externally, the property boasts an enclosed rear garden with a lawned area and patio – perfect for outdoor entertaining or relaxing with family.

With its superb specification, prime location and modern design, this beautiful family home is sure to impress. Early viewing is highly recommended to fully appreciate everything this property has to offer.





## At a glance:

- Detached family home
- Living room
- Utility room
- Family bathroom
- Beautifully presented
- Three bedrooms
- Kitchen/ living/ dining area
- Downstairs w.c
- Master bedroom ensuite
- Great location

### Additional features

- \*Outside motion sensor lights
- \*Shed with electric supply
- \*Partially floored attic
- \*Cat 6 ethernet cables on every room

### Entrance Hall

6'7" x 6'9"

Composite front door leading to entrance hall with tiled flooring.

### Living Room

20'8" x 12'8"

Large spacious living room with cornicing and ceiling rose. Feature fireplace with electric inset.

### Kitchen/ Living/ Dining Area

31'0" x 12'9"

A range of high and low level units including granite worktops, island unit, stainless steel sink unit, integrated double oven and hob, integrated dishwasher and fridge freezer. Breakfast bar and tiled flooring. Sliding doors to rear patio area.

### Utility Room

8'11" x 6'9"

A range of high and low level units including recess for washing machine and tumble dryer. Under stairs storage cupboard and tiled flooring.

### WC

6'1" x 3'4"

White suite comprising low flush w.c and wash hand basin. Tiled flooring and splash area.

### Landing

12'2" x 6'8"

Landing area.

### Bedroom 1

20'3" x 12'6"

Large bright bedroom with built in mirrored robes and ensuite.

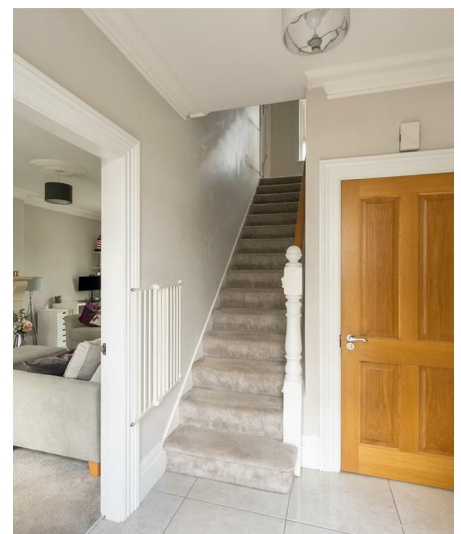
### En-suite

3'10" x 8'9"

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and splash.

### Bathroom

White suite comprising low flush w.c, stand alone bath, shower cubicle and wash hand basin. Tiled floor and walls.



## Bedroom 2

8'9" x 13'0"

Front facing room.

## Bedroom 3

11'2" x 11'6"

Rear facing bedroom.

## Outside

To the front is a tarmac driveway with off street parking. To the rear is an enclosed garden laid out in lawns with patio area.













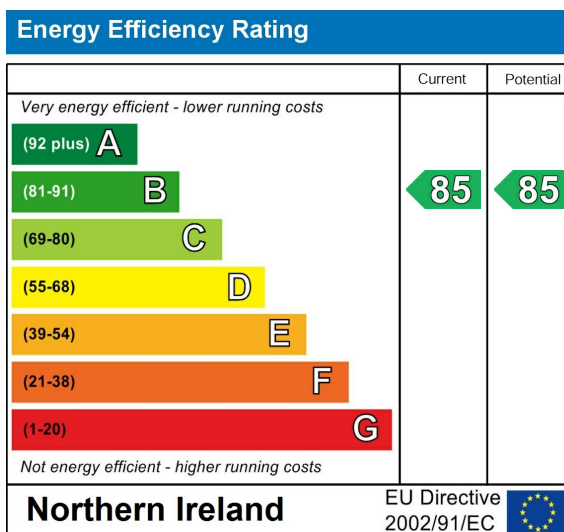




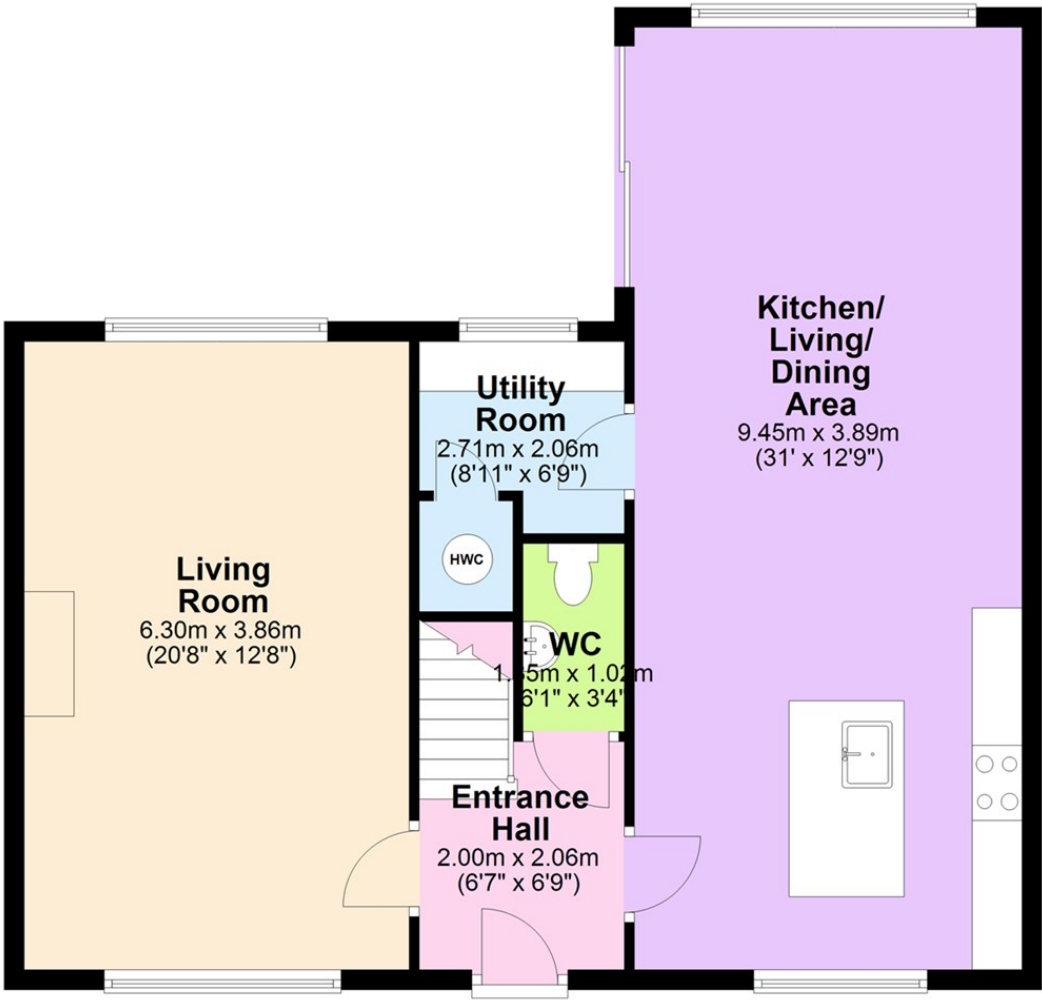








Ground Floor





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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