



271 HOLYWOOD ROAD

Belfast BT4 2EW

Offers Around

£275,000



SEMI-DETACHED | 3  | 1  | 2 

This semi-detached family home is located on the ever-popular Hollywood Road in East Belfast.

KEY FEATURES

- Beautifully Presented Three Bedroom Semi-Detached Property on the Ever-Popular Hollywood Road in East Belfast
- Sought After Location Providing Excellent Convenience to Both Ballyhackamore Village, Belmont Village, Belfast City Centre, and Belfast City Airport
- Within the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools
- Spacious Entrance Hall
- Lounge with Cast Iron Wood Burning Stove
- Modern Fitted Kitchen Open Plan to Ample Living and Dining Space with French Doors Leading to Rear Garden
- Downstairs WC
- Three Well Proportioned Bedrooms to the First Floor
- Contemporary Family Bathroom with Four Piece Suite
- Gas Fired Central Heating – Brand New Boiler May 2025
- uPVC Double Glazing Throughout
- Private Front and Rear Gardens, Ideal for Outdoor Entertaining and Children at Play
- Excellent Outdoor Storage
- Broadband Speed – Ultrafast



ROOM DETAILS

ENTRANCE

Front Door:

Reception Porch:

GROUND FLOOR

Spacious Reception Hall:

Downstairs WC:

Front Lounge:
12'4" x 11'1"

Kitchen / Living /

Dining:
18'6" x 17'3"

Stairs to First Floor

Landing:

FIRST FLOOR

Roof Space:

Bedroom One:
12'4" x 11'1"

Bedroom Two:
11'1" x 10'2"

Bedroom Three:
9'4" x 8'4"

Family Bathroom:

OUTSIDE

Outside:

Garage:



DIRECTIONS

Travelling along Holywood Road in the direction of Belfast City Centre, number 271 is located on the left hand side of the road after the turning for Clonaver Park.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	70	82
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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