



433 OLD HOLYWOOD ROAD

Hollywood BT18 9QH

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**£235,000**



SEMI-DETACHED | 3  | 1  | 2 

Located just a short stroll from Holywood's vibrant town centre, 433 Old Holywood Road is a beautifully presented semi-detached home offering a perfect blend of modern comfort and everyday convenience.

## KEY FEATURES

- Prime location just a short stroll from Holywood town centre
- Excellent public transport links close by for easy commuting
- Walking distance to a range of cafés, restaurants and boutiques
- Lovingly maintained to an exceptionally high standard throughout
- Bright, well-proportioned and versatile accommodation
- Modern fitted kitchen with integrated appliances
- Cosy lounge featuring a charming multi-fuel stove
- Three well-appointed bedrooms offering flexible living options
- Suitable for a wide range of purchasers including first-time buyers and downsizers
- Generous rear garden laid in lawns with mature planting
- Decked patio area perfect for outdoor dining and entertaining
- Enjoys late evening sun, ideal for relaxing outdoors
- Gas fired central heating
- Double glazing throughout



## ROOM DETAILS

### ENTRANCE

*Reception Hall*

*Dining Room*

13'9" x 11'1"

*Lounge*

14'9" x 12'7"

*Kitchen*

*WC*

10'6" x 8'11"

*First Floor Landing*

### FIRST FLOOR

*Bedroom Three*

10'6" x 8'11"

*Bedroom One*

14'9" x 10'6"

*Bedroom Two*

11'9" x 11'1"

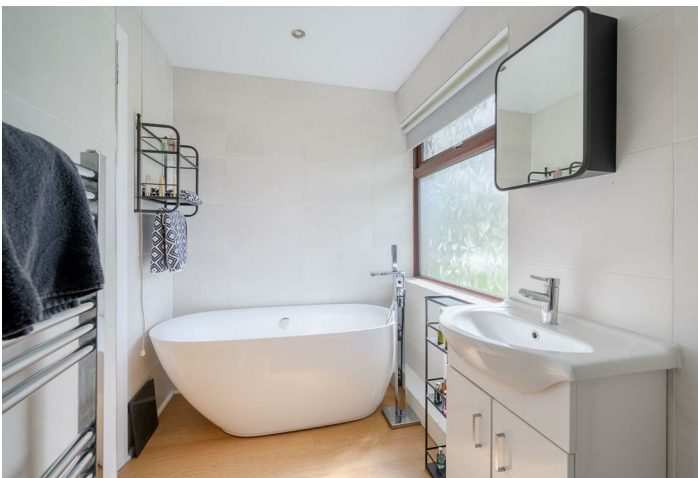
*Family Bathroom*

*OUTSIDE*



## DIRECTIONS

*Travelling on Demesne Road out of Holywood take a left hand turn onto Old Holywood Road. Number 433 is located on the right hand side.*



## THE LOCAL AREA

*Holywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Holywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Holywood is home to many leading secondary and primary schools.*



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			
Northern Ireland		72	82
		EU Directive 2002/91/EC	

## OUR BRANCHES

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