



Attractive and well-presented three bedroom red brick semi-detached home in a highly desirable East Belfast Location

This charming property offers generous accommodation throughout, including three well-proportioned bedrooms and two bright reception rooms, one of which opens directly onto colourful, well-maintained rear gardens, ideal for relaxing or entertaining. Recently improved with a new gas boiler, full rewire, and a new roof within the last 10 years, the home also benefits from full uPVC double glazing throughout. Conveniently situated close to excellent primary and senior schools, and just a short distance from the vibrant cafes, restaurants, shops and recreational facilities of both Ballyhackamore and Belmont Road, this is a fantastic opportunity for families and professionals alike.

Offers Over
£249,950

277 Holywood Road,
BELFAST,
BT4 2EW

Viewing by
appointment
through agent
028 9042 4747

- Three well-proportioned bedrooms
- Two bright reception rooms, one opening to the garden
- Colourful, well-maintained rear gardens - perfect for outdoor enjoyment
- Full uPVC double glazing throughout
- Recently fitted gas boiler and full rewire
- New roof installed within the last 10 years
- Located close to excellent primary and secondary schools
- Short distance to Ballyhackmore and Belmont Road amenities
- Ideal for families, first-time buyers, or investors
- Access from rear via shared alleyway off Clonaver Park
- Cavity wall insulation



The Property Comprises:

Ground Floor

uPVC double glazed front door.

ENCLOSED ENTRANCE PORCH:

ENTRANCE HALL: Oak laminate wooden flooring. Cloaks under stairs.

LOUNGE: 12' 2" x 11' 2" (3.7m x 3.4m) Oak laminate wooden flooring, built-in book shelving. Cornice ceiling.



EXTENDED DINING ROOM/FAMILY AREA: 19' 0" x 10' 6" (5.8m x 3.2m) (at widest points). uPVC double glazed patio doors to garden.



Telephone 028 9042 4747
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MODERN FITTED KITCHEN: 11' 6" x 9' 6" (3.5m x 2.9m) Range of high and low level units, laminate worktops, single drainer stainless steel sink unit with mixer tap, built-in oven and four ring ceramic hob, stainless steel extractor fan, oak laminate wooden flooring, uPVC door to rear.



First Floor

LANDING: Access to partially floored roofspace via slingsby type ladder.

BEDROOM (1): 12' 2" x 10' 10" (3.7m x 3.3m) Oak laminate wooden floor.



BEDROOM (2): 10' 10" x 10' 2" (3.3m x 3.1m) Oak laminate wooden floor.



BEDROOM (3): 9' 2" x 7' 10" (2.8m x 2.4m) Oak laminate wooden floor.



MODERN WHITE BATHROOM: Comprising "space saver" panelled bath with mixer taps, built-in shower cubicle with body spray, part tiled walls, low flush wc, vanity unit with tiled splashback, ceramic tiled floor.



Outside

Steps to neat front gardens in lawns with paved seating area.

Enclosed private "sunny" rear gardens in lawns, large paved patio.

DETACHED MATCHING GARAGE: 17' 1" x 11' 2" (5.2m x 3.4m) Up and over door, light and power, plumbed for washing machine, gas fired boiler. Access from rear via shared alleyway off Clonaver Park





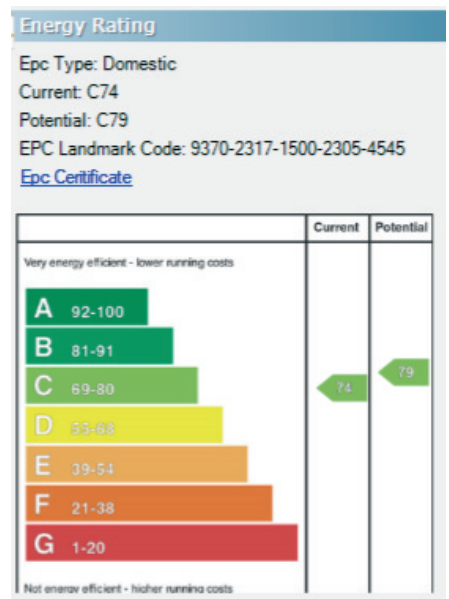
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Location:

Travelling along Hollywood Road towards Belfast, the property is on the left hand side before Edgumbe Gardens.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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