



Sizes And Dimensions Are Approximate. Actual May Vary.

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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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A neat and well presented, mid terrace bungalow situated within a quiet cul-de-sac located just off the ever-popular Old Hollywood Road. The property has been well maintained and offers bright and well-appointed accommodation. Briefly comprising hallway, living room with dining area, separate kitchen and an inner hallway leading to two bedrooms plus shower room. The property is further enhanced by gas fired central heating and uPVC frame double glazed windows. Externally, a tarmac driveway offers ample off-street parking to the front. The rear garden benefits from a notably private aspect featuring a sheltered pergola and raised lawn.

Conveniently located to Holywood, Belmont and Ballyhackamore, the property is within close proximity to a range of local amenities including Tesco's, Holywood Exchange, George Best Belfast City Airport, local parks plus several of the Province's leading primary and secondary schools. Also ideal for commuters, offering ease of access to Belfast. We are confident this property will appeal to a wide range of potential purchaser from investors to first time buyers and downsizers alike.

Offers Over
£169,500

9 Cedar Grove,
HOLYWOOD,
BT18 9QG

Viewing by
appointment with
& through agent
028 9042 4747

Energy Rating		Current	Potential
EPC Type: Domestic			
Current: D65			
Potential: C72			
EPC Landmark Code: 9409-3092-0242-6293-9964			
Epc Certificate			
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	65	72
E	39-54		
F	21-38		
G	1-20		

9 Cedar Grove,
HOLYWOOD,
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Property Features

A neat and well presented mid terrace bungalow

Quiet cul-de-sac position just off Old Hollywood Road

Well maintained with bright and well-appointed accommodation

Entrance hallway

Living room with dining area

Separate kitchen

Inner hallway leading to:

Two bedrooms

Shower room

uPVC frame double glazed windows

Gas fired central heating (New boiler installed March 2021)

Tarmac driveway offering off-street parking

Enclosed, notably private rear garden benefitting from sunny aspect

Several local parks close to hand plus a number of the Province's leading primary and secondary schools

Conveniently located to Holywood, Belmont and Ballyhackamore, the property is within close proximity to a range of amenities including Tesco Holywood Exchange & George Best Belfast City Airport

Location:

Travelling out of Holywood along the Old Hollywood Road towards Belfast, just before the Knocknagoney traffic lights, turn right into Cedar Grove. Take the second right and number 9 is positioned on the right hand side.

Property Comprises

Ground Floor

uPVC double glazed front door.

HALLWAY: Ceramic tiled floor. Glazed inner door to:

LIVING ROOM: 14' 1" x 12' 6" (4.29m x 3.81m) Oak effect laminate wooden floor.

KITCHEN: 9' 6" x 7' 10" (2.9m x 2.39m) Modern fitted kitchen with range of high and low level units. Stainless steel sink with drainer and mixer tap, laminate work top. Built-in Baumatic electric oven, four ring ceramic hob with stainless steel extractor fan. Plumbed for washing machine, built-in fridge, part tiled walls, ceramic tiled floor. uPVC double glazed single door to exterior. Worcester oil fired boiler (installed March 2021).

SHOWER ROOM: Fully tiled built-in shower cubicle with mains shower unit, wash hand basin with mixer tap and cupboard below. Low flush wc, fully tiled walls, ceramic tiled floor, extractor fan. Heated towel rail, window.

BEDROOM (1): 11' 2" x 9' 10" (3.4m x 3m) Range of built-in robes with robes, high level cupboards and shelving. Oak effect laminate wooden floor.

BEDROOM (2): 11' 6" x 6' 7" (3.5m x 2m)

Outside

Tarmac driveway to front offering off-street parking.

Enclosed, notably private rear garden. Paved patio with pergola shelter. Raised lawn.

Timber shed. Outside tap.

