

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**99 HOLYWOOD ROAD, BT4 3BE**

**OFFERS OVER £299,950**

This four bedroom, end-terrace property located on the Holywood Road, Belfast provides generous and versatile accommodation, ideal for modern living.

The property benefits from PVC double glazing and gas fired central heating, and has been well maintained throughout. The ground floor opens with an enclosed porch leading to a bright entrance hall with wood laminate flooring and under stair storage. To the front, a spacious bay-fronted lounge with an attractive carved wood fireplace flows into a separate dining room, also featuring a fireplace. In addition, a large living room with engineered wood flooring and exposed brick fireplace adds further reception space and leads directly into the kitchen. The kitchen is well fitted with a range of units, integrated oven and hob, space for appliances and a breakfast bar.

Upstairs, there are four well-proportioned bedrooms, offering flexibility for families, guests or home working. A modern bathroom with white suite and built-in storage housing the boiler completes the first floor.

Externally, the property benefits from a small front garden with hedge and a generous pebble driveway to the side, providing excellent off-street parking for three cars. The enclosed rear paved garden provides a low maintenance outdoor space.

Located in a convenient and well-established area, close to a range of local amenities, schools and transport links, this is a great opportunity to purchase a spacious home in a sought-after East Belfast location.



## Key Features

- Substantial End Terrace Property On Popular Hollywood Road Location
- Multiple Reception Rooms Ideal For Living Dining And Entertaining
- Gas Fired Central Heating And PVC Double Glazed Windows
- Generous Driveway Providing Excellent Off Street Car Parking For Three Cars To Side
- Four Well Proportioned Bedrooms Offering Flexible Accommodation
- Spacious Kitchen With Breakfast Bar And Integrated Oven And Hob
- Modern Bathroom With White Suite And Built In Storage
- Enclosed Rear Paved Garden For Low Maintenance Outdoor Living



### Accommodation Comprising

#### Enclosed Entrance Porch

#### Entrance Hall

Wood laminate flooring, cupboard under stairs.

#### Lounge

16'9 x 11'9

(Into bay)

Carved wood fireplace with granite inset and hearth, wood laminate flooring, archway to:

#### Dining Room

13'5 x 10'3

(Into bay)

Attractive fireplace with tiled inset and hearth, wood laminate flooring.

#### Living Room

17'7 x 12'

(Into bay)

Hole in wall feature mock fireplace with exposed brick and tiled hearth, engineered wood panelled flooring, archway to:

#### Kitchen

12 x 10'1

Range of high and low level units, granite effect work surfaces, inset 1 1/4 basin single drainer stainless steel sink unit with mixer tap, built in under oven, stainless steel splashback, stainless steel extractor hood, housing for fridge freezer, plumbed for washing machine, space for dryer, breakfast bar, part tiled walls, ceramic tiled flooring.

### 1st Floor Landing

Built in cupboard.

#### Bedroom 1

13'5 x 11'9

#### Bedroom 2

13'6 x 12'

(Into bay)

#### Bedroom 3

12' x 10'3

(At widest point)

#### Bedroom 4

8'6 x 7'6

#### Bathroom

White suite comprising: panelled bath with mixer tap and telephone hand shower, tiled splashback and shower screen. Pedestal wash hand basin, tiled splashback, low flush W/C, linen cupboard with gas fired boiler, recessed spotlighting, extractor fan.

#### Outside

Small front garden with hedge, good size driveway laid with pebble stones to side. Enclosed rear paved garden and boundary fence.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a

property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

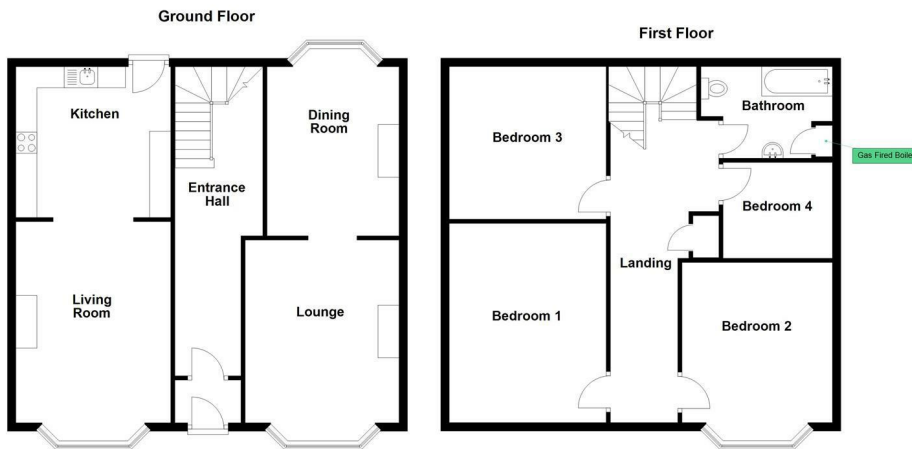
You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	80
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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 028 9047 1515.

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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