

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**171 OLD HOLYWOOD ROAD, HOLYWOOD,  
BT18 9QT**

**OFFERS AROUND £425,000**

Situated on the ever-popular Old Hollywood Road, this spacious detached home offers superb family accommodation in a highly convenient and sought-after residential location and has been priced for some updating. Ideally positioned close to Belfast city centre and excellent arterial routes, the property combines ease of commuting with a quiet, established setting.

The home is approached via a reception hall with a hardwood front door and a convenient cloakroom fitted with a white suite. From here, double doors open into a beautifully proportioned drawing room featuring a fireplace, elegant cornice ceiling, and further double doors leading directly to the rear garden. Additional reception space includes a comfortable lounge with garden access, a living room with strip wood flooring, and a formal dining room complete with an attractive fireplace and granite hearth.

The kitchen offers an extensive range of fitted units along with ample space for cooking and casual dining, and leads through to a practical utility room with further storage, plumbing for appliances, and access to the rear garden. Gas fired heating is installed.

Upstairs, the property provides five well-proportioned bedrooms. The principal bedroom benefits from an ensuite shower room, while a further room is already plumbed for additional bathroom facilities, offering flexibility for modern family living.

Externally, the property is enhanced by a generous driveway providing ample parking and leading to a detached double garage with power and light. The mature gardens to the front are laid in lawn with established trees and shrubs, while the enclosed rear garden features a large patio area and additional lawn, ideal for outdoor relaxation and entertaining.



## Key Features

- Spacious Detached Family Home In Prime Residential Location Close To Belfast City Centre
- Five Well Proportioned Bedrooms Including Principal With Ensuite Shower Room
- Kitchen With Extensive Units Leading To Practical Utility Room
- Driveway Offering Ample Parking Leading To Detached Double Garage
- Convenient Access To Major Arterial Routes For Easy Commuting Throughout Belfast
- Four Versatile Reception Rooms Ideal For Family Living And Entertaining
- Gas Fired Heating Installed Providing Efficient And Reliable Warmth
- Mature Front And Rear Gardens With Lawn And Patio Areas



### Accommodation

#### Comprises:

#### Reception Hall

Hardwood front door, cloak room with white suite including low flush W/C and wash hand basin. Double doors leading to:

#### Drawing Room

20'2 x 13'2

Feature fireplace with tiled hearth, cornice ceiling, double doors to rear garden.

#### Lounge

12'9 x 12'7

Double doors to rear garden.

#### Living Room

9'7 x 7'3

Strip wood flooring.

#### Dining Room

12' x 10'

Attractive fireplace with granite hearth.

#### Kitchen

15'3 x 10'7

Extensive range of high and low level units, single drainer sink unit with mixer tap, space for cooker, part tiled walls, leading to:

#### Utility Room

10'6 x 5'8

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, gas fired boiler, access to rear garden.

### First Floor Landing

#### Bedroom 1

14' x 13'3

#### Ensuite Shower Room

White suite comprising: Walk in shower cubicle with tiled walls and shower screen, pedestal wash hand basin, part tiled walls, fully tiled floor, extractor fan.

#### Bedroom 2

12'9 x 8'

#### Bedroom 3

13' x 13'

#### Bedroom 4

10' x 8'

#### Bedroom 5

12' x 10'8

#### Bathroom

(Not in use)

Plumbing for bathroom sanitary ware.

#### Outside

Driveway to front with ample parking, leading to detached double garage. Gardens in lawn to front with mature trees and shrubs. Large patio area to rear with gardens in lawn.

#### Garage

18'4 x 17'3

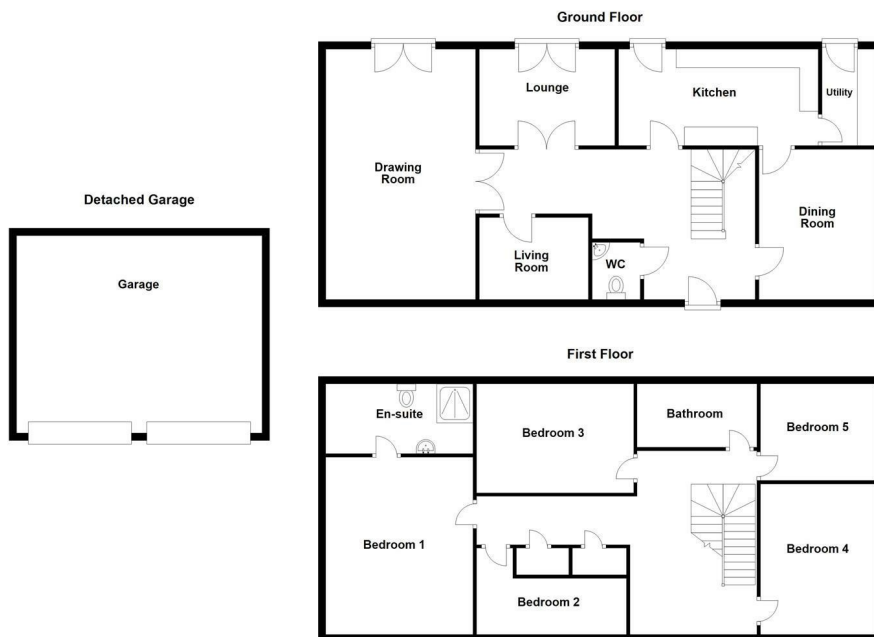
Double up and over doors, power and light.











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			
		72	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.

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.

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