



33 HOLLY MOUNT, DUNMURRY, BELFAST, BT17 9QD



- A Well Presented Mid Terrace Property Situated Within This Popular Residential Location Convenient To Both Lisburn And Belfast And In Close Proximity To Local Amenities Including Derriaghly Train Halt
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Decorative Wooden Fire Surround With Inset Log Effect Electric Fire
- Kitchen/Dining Area With Integrated Oven And Hob
- Three Bedrooms With Laminated Timber Floor (One With Built In Robes With Sliding Mirror Doors And Fitted Interior)
- Bathroom With White Suite Including Thermostatic Shower And Chrome Finish Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £134,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E4I

REF: DL060326SR

- Asphalt Driveway And Gravel Area To Front
- Enclosed Rear Patio Garden With Raised Gravel Area
- External Store
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels. Storage under stairs. Laminated timber floor.

LOUNGE:

14' 3" x 12' 0" (4.35m x 3.65m)

Decorative wooden fire surround with inset log effect electric fire.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

20' 8" x 10' 6" (6.29m x 3.19m)

Range of high and low level units. Granite effect round edge work surfaces. Extractor unit in stainless steel and glass canopy. Integrated oven and hob. Bowl and half single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Centre island unit with dining bar. Part tiled walls. Tiled floor. Recessed spotlights. PVC double glazed door to rear patio garden.



FIRST FLOOR

BEDROOM (1):

12' 11" x 9' 7" (3.93m x 2.93m)

Measurements taken to widest points and to include built in robes with sliding mirror doors and fitted interior. Laminated timber floor.



BEDROOM (2):

10' 10" x 10' 2" (3.31m x 3.09m)

Built in storage cupboard. Laminated timber floor.



BEDROOM (3):

14' 3" x 8' 10" (4.35m x 2.69m)

Laminated timber floor.



BATHROOM:

White suite. PVC panelled bath with mixer tap and thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. PVC panelled walls. Chrome finish heated towel rail. Recessed spotlights. Separate storage cupboard on landing with gas fired boiler.



OUTSIDE

Asphalt driveway and gravel area to front. Path to entrance door. Enclosed and private rear patio garden with raised gravel area. External store. Outside tap and light.



DIRECTIONS

From A1/Kingsway turn onto Ballybog Road. Turn left onto Hazel Avenue. Turn right onto Holly Mount. Number 33 is on the left.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £660.00

33 Holly Mount

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	41 E	
21-38	F		
1-20	G		

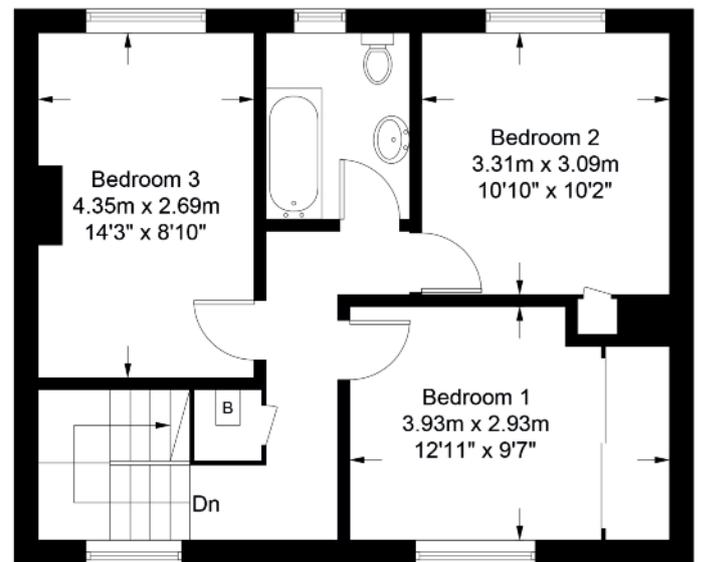
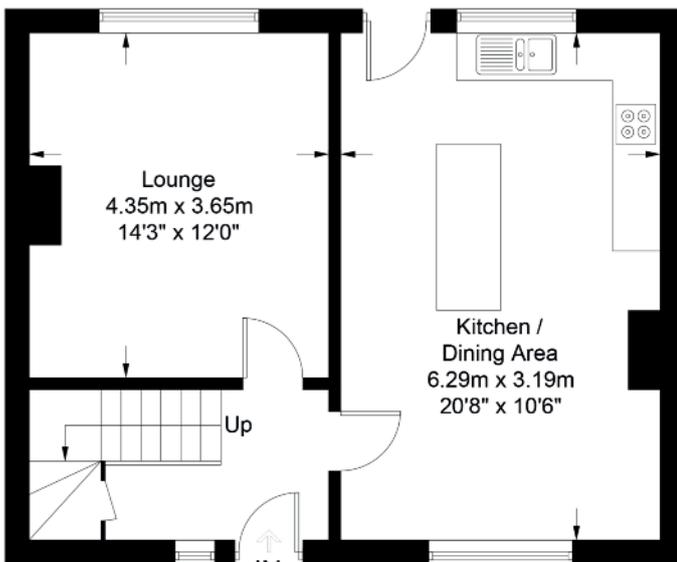


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VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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