

simon**BRIEN**
RESIDENTIAL

128C Old Hollywood Road,
Belfast, BT4 2HN



Asking Price £275,000

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KEY FEATURES

- Well Presented End Modern Townhouse
- Three Well-Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room
- Family Room / Dining Area
- Modern Fitted Kitchen With Integrated Appliances
- Downstairs Cloakroom With WC
- Built In Storage
- Contemporary White Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Enclosed Rear Garden
- Off Street Parking To Front with two car parking spaces
- Close Belmont, Ballyhackamore Village, Public Transport Links & Local Schools
- Convenient To Belfast City Centre, Titanic Quarter & Holywood Exchange

DESCRIPTION

This well-presented modern end townhouse is found in a popular residential setting within Belmont, an area which boasts an excellent range of cafes, restaurants, schools and shops.

The property comprises an entrance hall, downstairs cloakroom with wc, living room, family room/ dining area with two storage cupboards and a modern fitted kitchen.

On the first floor, there are three well-proportioned bedrooms (main bedroom with ensuite shower room) and a contemporary white bathroom suite.

The property benefits from gas fired central heating and uPVC double glazed window frames.

Outside, there is an enclosed garden to the rear, and off-street parking to the front.

Conveniently located close to many social and recreational amenities and parks, this attractive property will appeal to a wide range of potential purchasers.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Composite front door with doubled glazed inset to entrance hall with ceramic tiled floor



CLOAKROOM:

Contemporary white suite, push button WC, pedestal wash hand basin with mixer taps and ceramic tiled floor



LIVING ROOM:

24' 7" x 14' 4" (7.49m x 4.37m)

Solid wood floor, downstairs storage cupboard. Open to:



FAMILY ROOM/DINING:

12' 1" x 9' 1" (3.68m x 2.77m)

Solid wood floor, double glazed French doors to rear





KITCHEN/DINING:

15' 8" x 8' 2" (4.78m x 2.49m)

Excellent range of modern high and low level units, stainless steel sink unit with mixer taps, part tiled walls, 4 ring stainless steel gas hob and under bench oven, extractor fan, integrated dishwasher, integrated washing machine, integrated fridge freezer



FIRST FLOOR

LANDING:

Access to linen cupboard and roofspace

BATHROOM:

Contemporary white suite, pedestal wash hand basin and mixer tap, fully tiled shower cubicle, push button WC, ceramic tiled floor, spotlights



BEDROOM (1):

15' 9" x 12' 11" (4.8m x 3.94m)



ENSUITE BATHROOM:

Contemporary white suite, fully tiled shower cubicle, pedestal wash hand basin with mixer taps, push button WC, ceramic tiled floor, spotlights



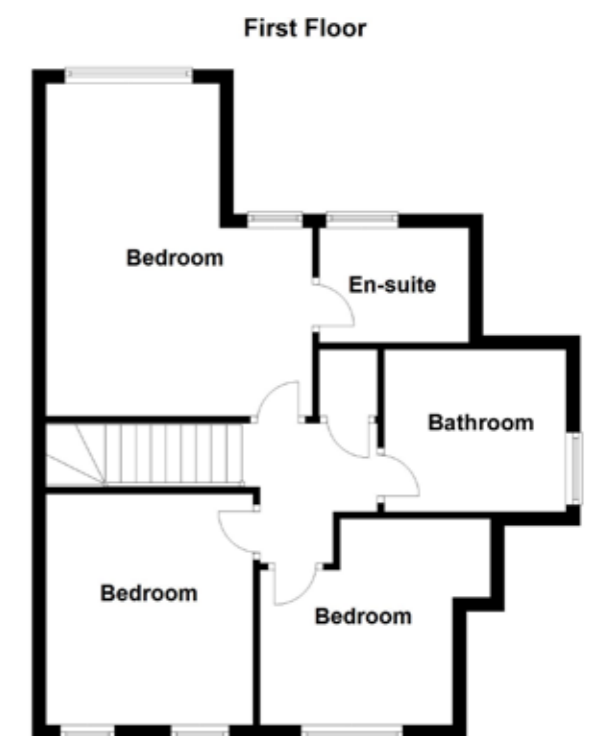
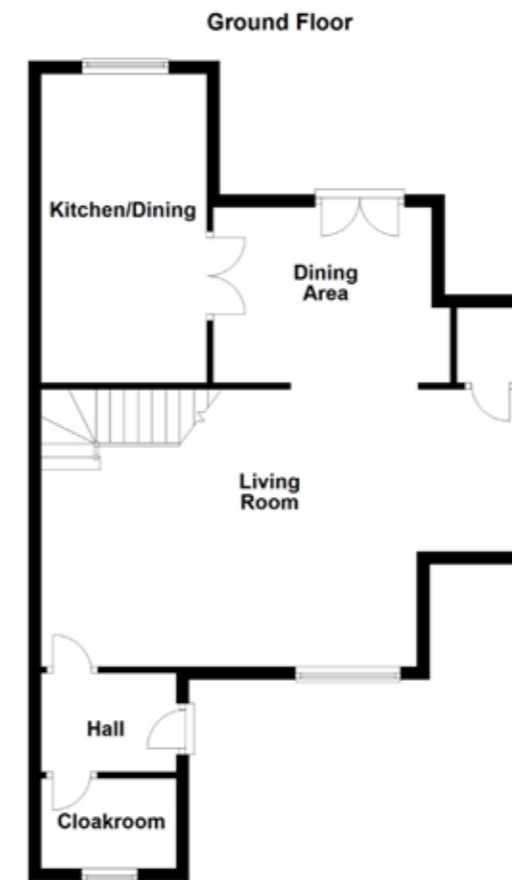
BEDROOM (2):
10' 7" x 10' 4" (3.23m x 3.15m)



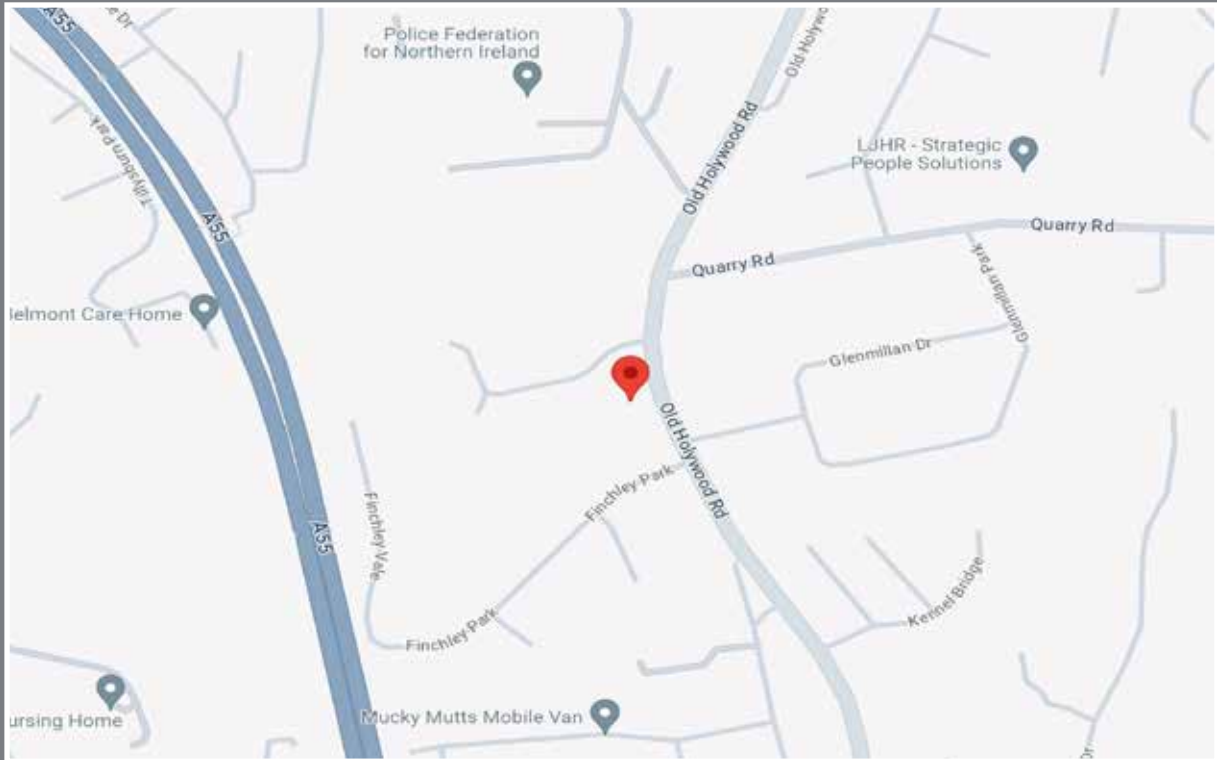
BEDROOM (3):
9' 8" x 8' 0" (2.95m x 2.44m)
Built in sliderobe



OUTSIDE:
Two car parking spaces to front



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/E/24/SD



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