



**49 Cedar Grove**  
Holywood  
BT18 9QG

Offers In Region The Of  
**£170,000**

Secure this home with our in house  
Financial Advisors.

- Semi-Detached Property
- Three Well Proportioned Bedrooms
- Open Plan Living/Dining
- Separate Kitchen
- Family Bathroom
- Front and Rear Garden
- Driveway Parking
- Great Location
- Will Appeal to a Variety of Purchasers
- Contact Caroline 02897564400

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SOLUTIONS





3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
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BT30 6LP

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We welcome to the market this semi-detached property which is situated in a small cul de sac within a quiet residential area.

Close to Holywood town centre and the George Best Belfast City Airport. Easy commute to Belfast City and close to excellent range of local schools.

The property comprises of large lounge open to dining room with large windows to allow the flow of light. Fitted kitchen has a range of high and low level units. The first floor comprises of three well-proportioned bedrooms, and a family bathroom.

The property also benefits from an enclosed rear garden laid in lawn and there is driveway parking and gardens laid in lawn to the front of the property.

A suitable property for a range of purchasers, therefore early viewing is strongly recommended and can be arranged via Caroline in our Ballynahinch Branch.

### ENTRANCE HALL

**LIVING ROOM/DINING**  
24' 6" x 13' 9" (7.47m x 4.19m)

**KITCHEN**  
11' x 7' 4" (3.35m x 2.24m)

### FIRST FLOOR

**BEDROOM 1**  
13' 1" x 9' 3" (3.99m x 2.82m)

**BEDROOM 2**  
11' 2" x 9' 3" (3.4m x 2.82m)

**BEDROOM 3**  
9' 10" x 7' 4" (3m x 2.24m)

**BATHROOM**  
5' 5" x 7' 5" (1.65m x 2.26m)

**OUTSIDE**  
Driveway and garden laid in lawn and enclosed rear garden laid in lawn.



### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

### Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.