

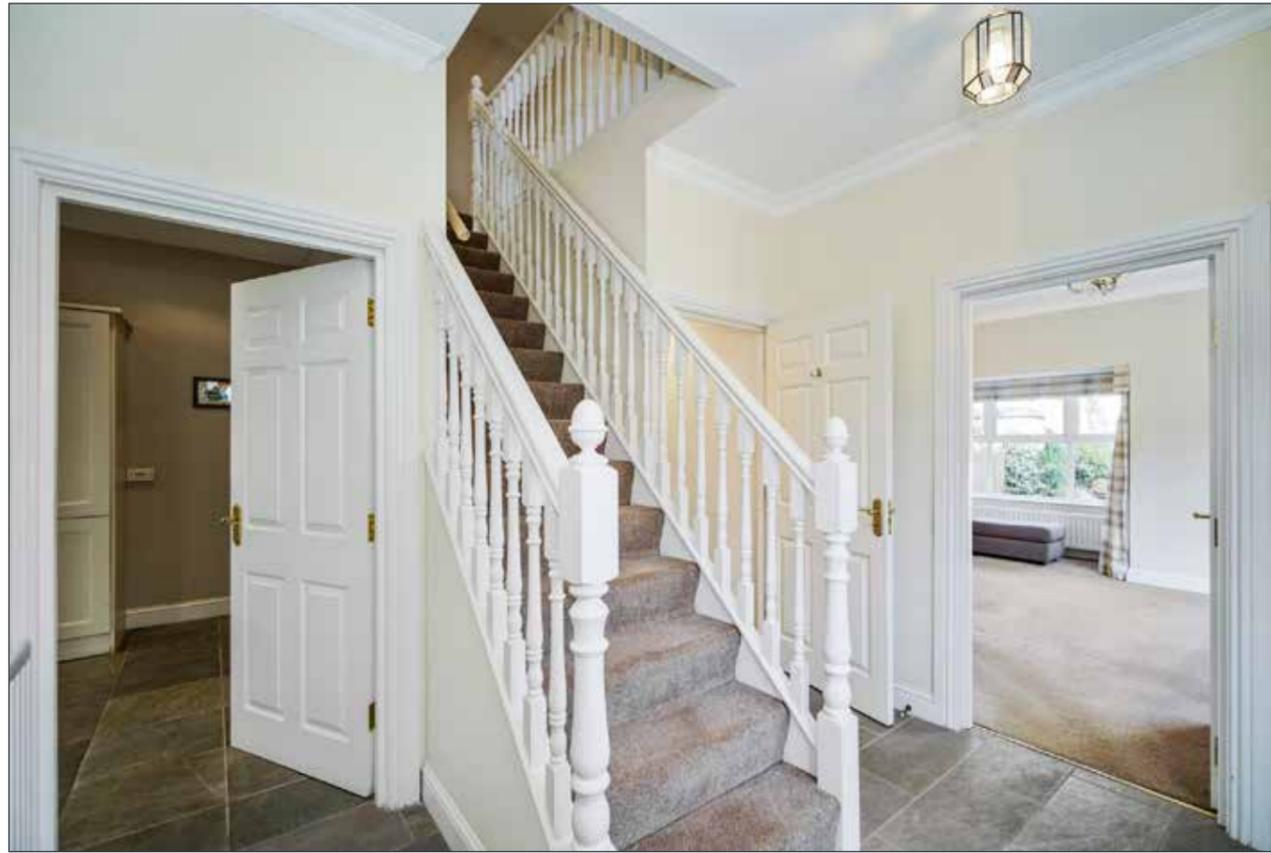
simon**BRIEN**  
RESIDENTIAL

24 Holland Park,  
Belfast, BT5 6HB



Asking Price £325,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Modern Semi Detached Villa
- Four Bedrooms (Master With En Suite Shower Room)
- Large Living Room With Bay Window Modern
- Fitted Kitchen / Utility Room
- Dining Room
- Bathroom With White Suite
- Ground Floor Cloakroom With WC
- Double Glazed Windows
- Gas Central Heating Driveway Parking
- Well-Tended Gardens To Front And Side Rear Patio Enjoying Southerly Aspect
- Within Walking Distance Of Ballyhackamore Village And Its Many Amenities Ideally
- Suitable For Young Professional Or Young Family Alike
- Early Viewing Recommended
- Popular And Ever Sought After Residential Address

## SUMMARY

Ideally positioned just off the Sandown Road within one of East Belfast's most sought after addresses is this spacious semi-detached villa.

Internally the accommodation comprises four bedroom (master with ensuite), living room with bay window, fitted kitchen with French double doors to dining room, cloakroom with WC, utility room and a bathroom with white suite.

This prime location is only a short stroll from the ever growing buzz of Ballyhackamore Village with its excellent shops and popular restaurants. Many leading primary and grammar schools and public transport links for city commuting are also only a short distance away.

Rarely would a property of this style and this location present itself to the open market. Ideally suitable for young professional or young family alike. Early internal appraisal is strongly recommended to avoid disappointment.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Ceramic tiled floor.



#### CLOAKROOM:

Low flush WC. Pedestal wash hand basin with mixer taps. Partially tiled walls. Ceramic tiled floor.

#### LIVING ROOM:

**19' 3" x 16' 5" (5.87m x 5m)**

Cast iron fireplace with gas fire. Corniced ceiling. Wooden floor.



#### DINING ROOM:

**13' 3" x 8' 10" (4.04m x 2.69m)**

French double doors to rear.



#### KITCHEN WITH CASUAL DINING AREA:

**17' 0" x 10' 0" (5.18m x 3.05m)**

Full range of high and low level units. 4 ring gas hob with under oven and extractor hood over. Dishwasher. Stainless steel single drainer sink unit with mixer taps. Gas boiler. Partially tiled walls. Ceramic tiled floor.

#### UTILITY ROOM:

**6' 5" x 3' 8" (1.96m x 1.12m)**



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**BEDROOM (3):**  
12' 5" x 10' 1" (3.78m x 3.07m)

**BEDROOM (4):**  
10' 7" x 7' 6" (3.23m x 2.29m)



**FIRST FLOOR**

**BEDROOM (1):**  
13' 6" x 11' 5" (4.11m x 3.48m)

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with thermostatic shower. Pedestal wash hand basin. Low flush WC. Partially tiled walls. Ceramic tiled floor.

**BEDROOM (2):**  
13' 0" x 8' 9" (3.96m x 2.67m)



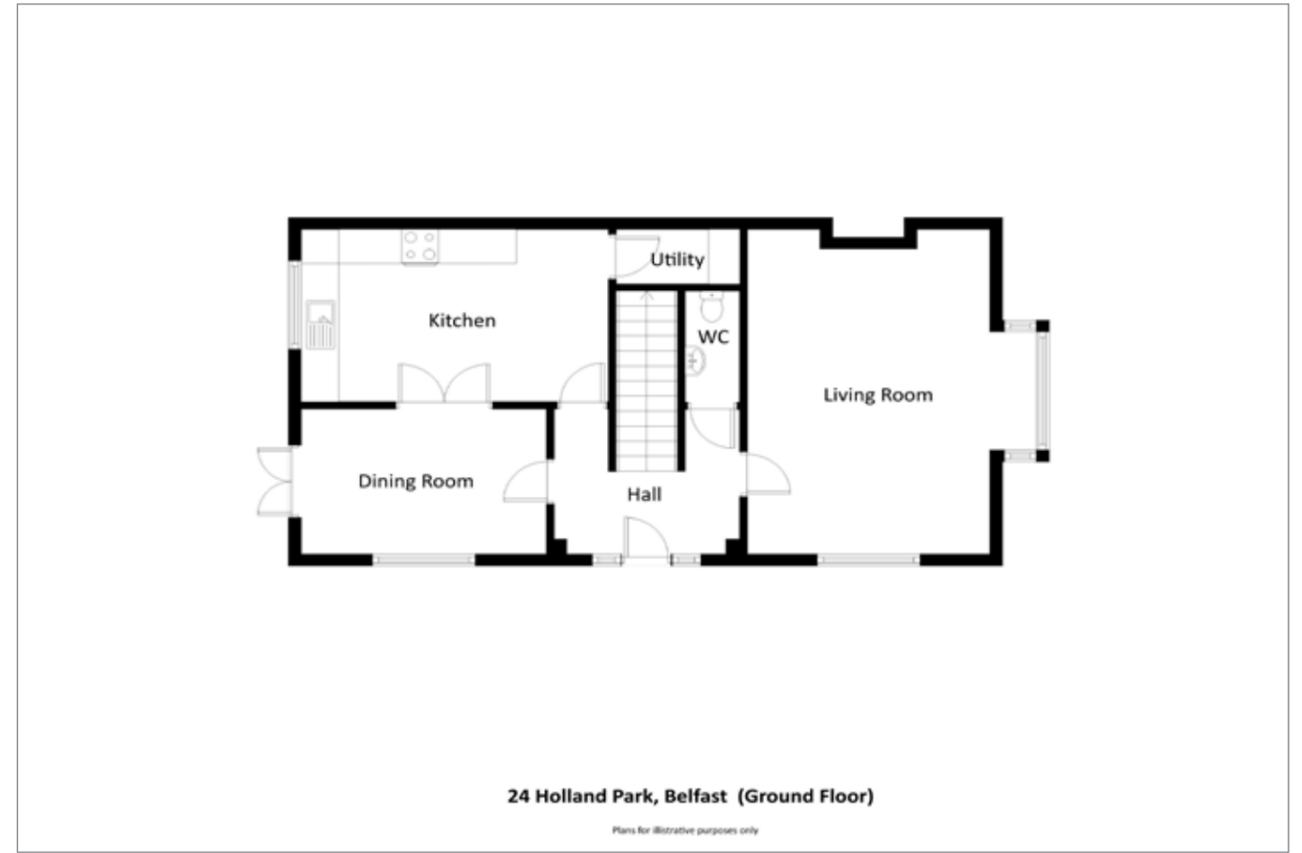
**BATHROOM:**

White suite comprising panelled bath with mixer taps and telephone hand shower. Pedestal wash hand basin with mixer taps. Low flush WC. Partially tiled walls. Ceramic tiled floor.

**LANDING:**

Access to shelved hotpress with power and light. Access to floored roof space via wooden folding ladders.





**OUTSIDE**

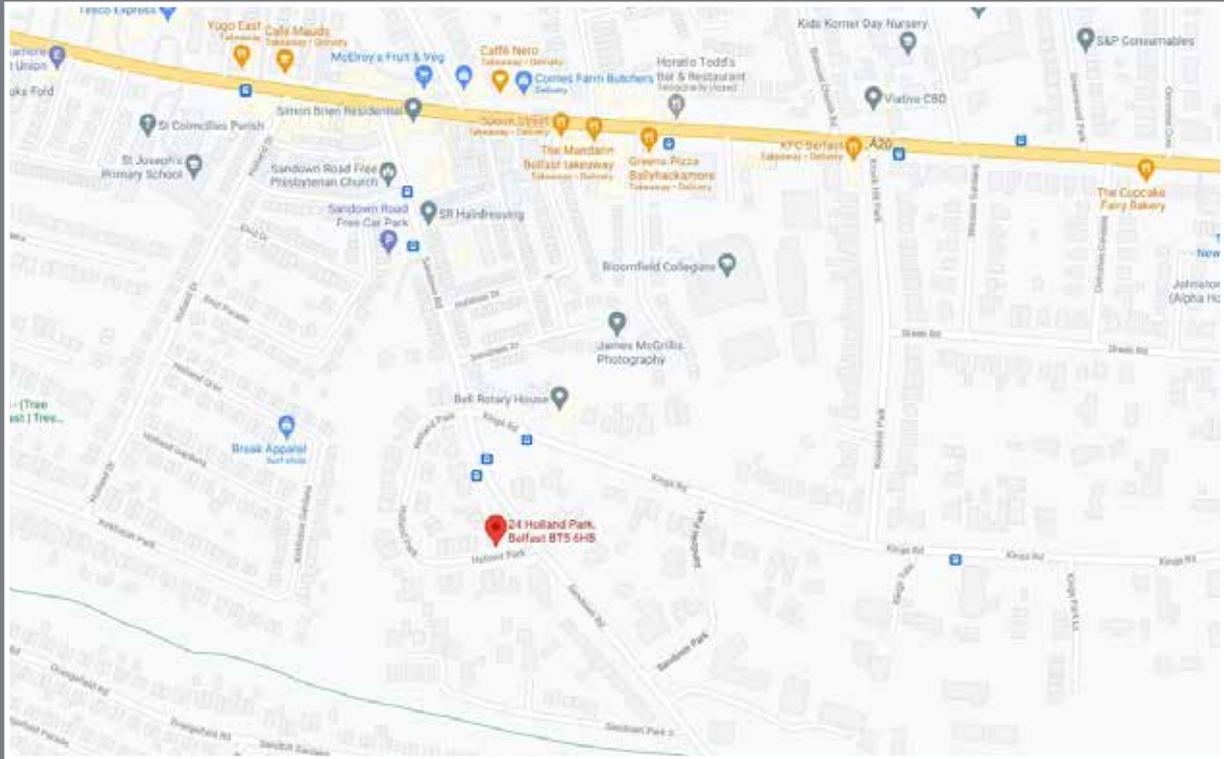
To the rear is a paved patio area enjoying a southerly aspect. Tool shed. Gardens to the front with ample parking.

**SUMMER HOUSE:**

9' 8" x 7' 10" (2.95m x 2.39m)



# 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

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## Lettings Department

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REF: SHJD/D/21/SO



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