

simon**BRIEN**
RESIDENTIAL

1 Wood End,
Holywood, BT18 9PN



Offers Around £90,000

Telephone 028 9042 8989

www.simonbrien.com



ACCOMMODATION

- Excellent First Floor Apartment With Own Door Entrance
- Bright And Spacious Accommodation
- Large Lounge
- Fitted Kitchen With Dining Area
- Two Good Sized Bedrooms With Built In Wardrobes
- Shower Room
- Double Glazed Windows
- Attractive Front And Rear Gardens
- Ideally Suited To First Time Buyer Or Investor Alike
- Close To Hollywood's Bustling Town Centre

SUMMARY

This bright and spacious first floor apartment located off the Demense Road boasts excellent convenience to Hollywood's High Street, Hollywood Exchange and Virgin Active Health and Fitness Club.

Internally the accommodation comprises two well proportioned bedrooms, kitchen with dining area and spacious lounge. Other benefits include gas fired central heating and attractive private gardens. This home is sure to create instant interest to the young professional, first time buyer or investor and early appraisal is strongly recommended.

THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

Glazed hardwood front door, leading to stairs to:

FIRST FLOOR

LANDING:

6' 10" x 5' 10" (2.08m x 1.78m)

Access to Roofspace.

LOUNGE:

13' 11" x 14' 4" (4.24m x 4.37m)

At widest points.

Storage cupboards. Mahogany wood fireplace surround.



KITCHEN WITH DINING AREA: **10' 8" x 9' 3" (3.25m x 2.82m)**

Excellent range of solid wood units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for oven cooker, extractor fan hood, partly tiled walls, fridge freezer space. Feroli gas fired boiler.

BEDROOM (1):

13' 6" x 10' 3" (4.11m x 3.12m)

Storage cupboard.

BEDROOM (2):

9' 4" x 10' 9" (2.84m x 3.28m)

BATHROOM:

White suite comprising: panelled bath with thermostatic shower unit, pedestal wash hand basin, low flush WC.

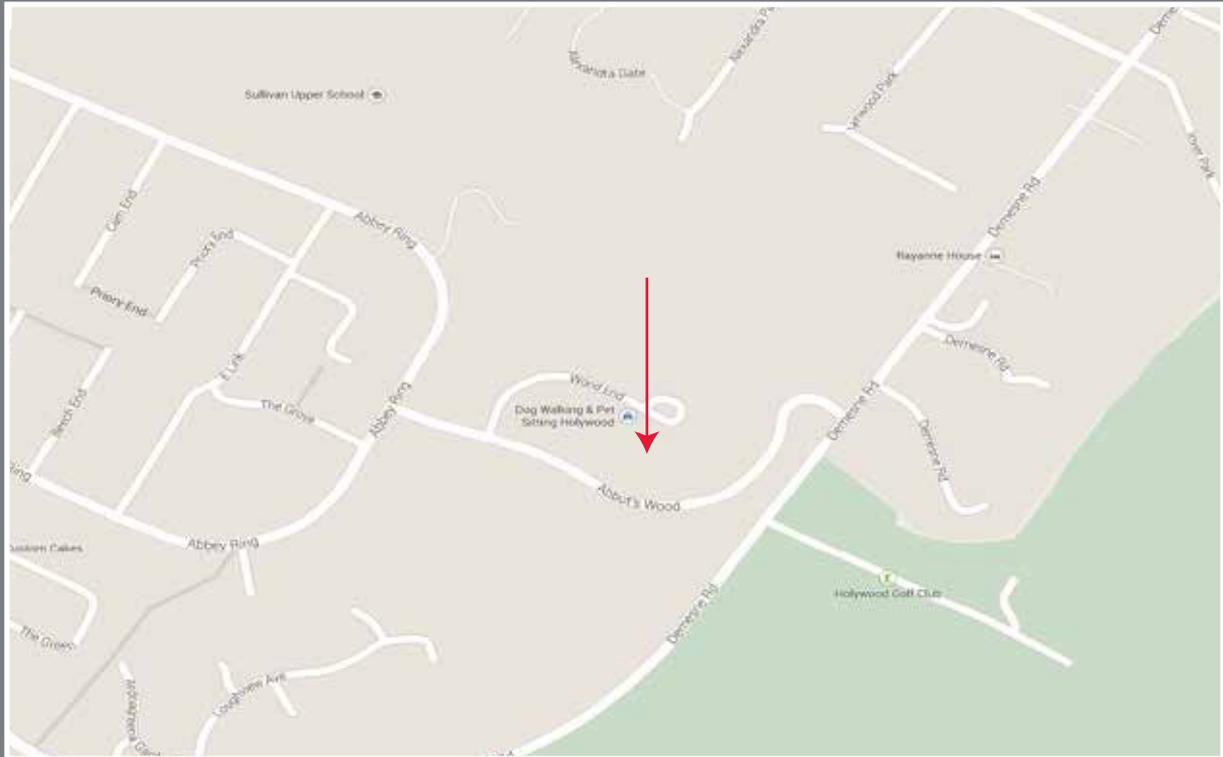
OUTSIDE

Flagged patio area to rear with enclosed gardens in lawns.

Storage shed.



Location



Travelling from the Maypole in Holywood in the direction of Belfast, continue out along the Belfast Road, turn left onto Jackson's Road, travel straight on which continues onto the Demense Road, turn left into Abbotts Wood and take the first right into Wood End, property is on the left hand side.

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**



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South Belfast

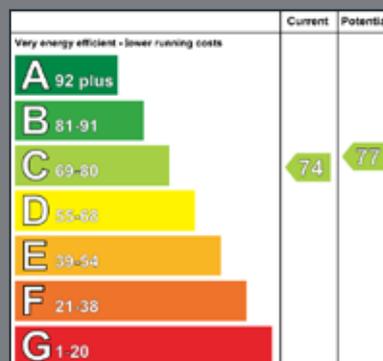
525 Lisburn Road
Belfast BT9 7GQ
T 028 9066 8888
F 028 9068 3330
E southbelfast@simonbrien.com

North Down

60 High Street
Holywood BT18 9AE
T 028 9042 8989
F 028 9042 8844
E holywood@simonbrien.com

East Belfast

225-227 Upper Newtownards Road
Belfast BT4 3JF
T 028 9059 5555
F 028 9059 5556
E eastbelfast@simonbrien.com



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