

67 Firmount Crescent,
Holywood, BT18 9QN



Offers Over £155,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Excellent end terrace property convenient to Hollywood town centre
- Recently refurbished and extended to the rear offering spacious accommodation
- Living room
- Open plan kitchen, living, dining area with log burning stove
- Fully fitted kitchen with range of integrated appliances
- Three double bedrooms on first floor
- Contemporary recently fitted bathroom suite
- Extensive storage throughout
- Enclosed, private landscaped rear patio and garden
- Driveway car parking for multiple cars

SUMMARY

Simon Brien Residential are delighted to offer this attractive end terrace property which could be a glorious home for any eager purchaser. This recently refurbished and extended end terrace boasts superb convenience to Hollywood's town centre with its many shops, restaurants and boutiques. Also close at hand are George Best Belfast City Airport, Hollywood Exchange and City centre for the commuter.

Internally this attractive purchase offers a comfortable living room and separate open plan kitchen, living, dining area with log burning stove and double patio doors to a tranquil enclosed and private rear garden. This property is enhanced even further by its abundance of smart storage, three spacious double bedrooms and a contemporary bathroom. Other numerous selling points like a private rear patio with landscaped garden, outdoor storage, driveway car parking and walking distance to Hollywood Town Centre are all added benefits for those on the lookout for low maintenance living. The home could appeal as a downsizing option, or to those wanting their very first home close to family.

For such a wide variety of potential purchasers we would see early viewing as essential.

Viewing is by appointment through our Hollywood office on 028 9042 8989.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

8' 10" x 6' 0" (2.69m x 1.83m)

Hardwood front door with glazed side panel. Storage under stairs.

LIVING ROOM:

12' 8" x 10' 5" (3.86m x 3.18m) At widest points.

L SHAPED KITCHEN LIVING DINING:

24' 10" x 22' 6" (7.57m x 6.86m) At widest points.

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer taps, Indesit 4 ring ceramic hob and matching integrated electric oven, glazed stainless steel extractor hood with built in lighting, recess for fridge freezer, plumbed for washing machine and dishwasher, recessed low voltage spotlighting. Open to living area with inglenook style fireplace and cast iron log burning stove with granite tiled hearth. Dining area for 6-8 people, recessed low voltage spotlighting. Double glazed patio doors opening to rear patio and garden.





Stairs to:

FIRST FLOOR

LANDING:

Storage cupboard with built in shelving. Hotpress with slatted shelving, copper cylinder and Willis type immersion heater. Access to roofspace.

BEDROOM (1):

14' 2" x 8' 8" (4.32m x 2.64m)

Built in robe, hanging rail and shelving.

BEDROOM (2):

10' 7" x 8' 4" (3.23m x 2.54m)

BEDROOM (3):

9' 9" x 8' 8" (2.97m x 2.64m)

Built in mirror fronted sliding robes with hanging rails and shelving.

BATHROOM:

7' 6" x 5' 2" (2.29m x 1.57m)

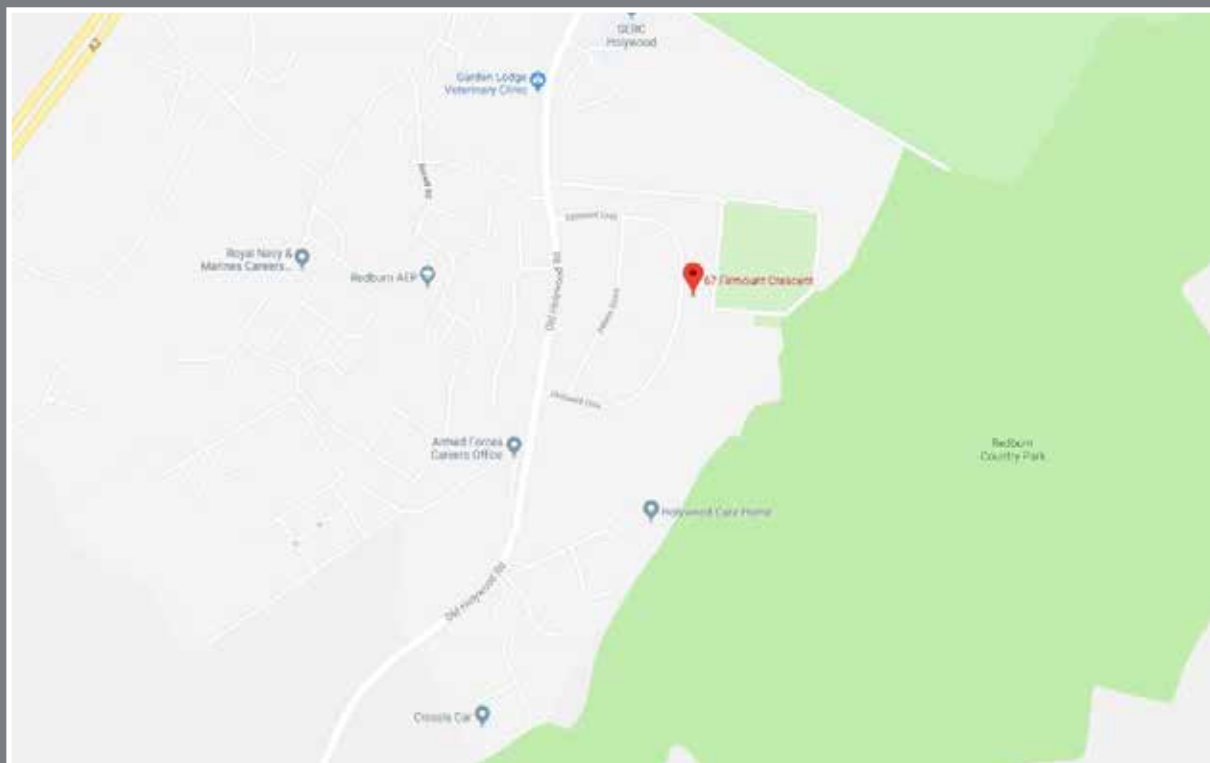
White suite comprising: Panelled bath with mixer taps, telephone hand shower, Triton electric shower unit, vanity sink unit with built in storage and mixer taps, wall hung mirrored cabinet and low flush WC, laminate strip wood floor, chrome heated towel rail, recessed lighting, extractor fan.

OUTSIDE

Enclosed garden to front in lawns, flowerbeds and shrubs, gated access to driveway car parking for multiple cars with covered car port area. Gate to rear patio and enclosed rear garden with outdoor store, timber shed, gardens in lawns with flowerbeds.



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**



simonBRIEN
RESIDENTIAL

REF: DB/F/18/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		68
E 39-54	46	
F 21-38		
G 1-20		

EPC REF: 9200-6366-2929-2220-6683

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
60 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.