

simon**BRIEN**  
RESIDENTIAL

Flat 9, 7 Ardmore Terrace,  
Holywood, BT18 9BH



Asking Price £125,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- All furniture included in purchase price of £125,000
- Fully refurbished first floor apartment
- Designer finish throughout
- Period features such as high ceilings, picture rail and corniced ceilings
- Open plan kitchen, living and dining space
- Stylish fitted kitchen with integrated appliances
- Living area with traditional cast iron fireplace as a focal point
- One bedroom with built in storage
- Contemporary shower room with designer tiles and sanitary ware
- Gas fired central heating
- Partially double glazed
- Situated in a private and quiet location off Victoria Road
- Within walking distance of Hollywood High Street, public transport networks and main arterial routes

## SUMMARY

We are delighted to present this completely refurbished first floor apartment in Ardmore Terrace. Finished to a very high specification throughout with designer finishes where possible whilst retaining the period features of the property.

The compact accommodation has been well designed to incorporate built in storage. You are greeted by a large open plan kitchen, living and dining space with trendy fitted kitchen. There is one double bedroom with built in storage and a contemporary shower room. In addition the property has gas fired central heating and benefits from double glazing in the majority of the windows.

Perfect for an investor, first time buyer or as a pied a terre. Internal inspection is highly recommended to appreciate what this unit has to offer.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

#### COMMUNAL ENTRANCE:

Hardwood front door with glazed fan light into:

#### VESTIBULE:

Corniced ceiling, glazed hardwood double doors into:

#### ENTRANCE HALL:

Stairs to:

### FIRST FLOOR

Hardwood front door into:

#### OPEN PLAN KITCHEN/LIVING/DINING:

**16' 7" x 13' 7" (5.05m x 4.14m)**

Laminate oak effect strip wood flooring, solid fireplace surround, gas fire inset (not working) slate tiled hearth, feature high ceilings with cornicing and ornate ceiling rose, excellent range of high and low level units, with built in recessed lighting, four ring ceramic hob and electric oven, single drainer stainless steel sink unit with mixer taps, Black Sea combi gas boiler, Hoover washing machine, integrated under cupboard fridge freezer, through to:



**REAR HALLWAY:**

Access to roofspace.

**BEDROOM (1):**

**9' 10" x 7' 9" (3m x 2.36m)**

Range of built in cupboards, corniced ceiling.



**SEPARATE SHOWER ROOM:  
5' 4" x 4' 4" (1.63m x 1.32m)**

Fully tiled shower cubicle with dual shower head, thermostatic shower unit, low flush WC, semi pedestal sink unit with mixer taps, heated towel rail, fully tiled walls, ceramic tiled floor, feature pendant light.



**OUTSIDE**

Communal gardens in lawns to front and enclosed patio area to rear.

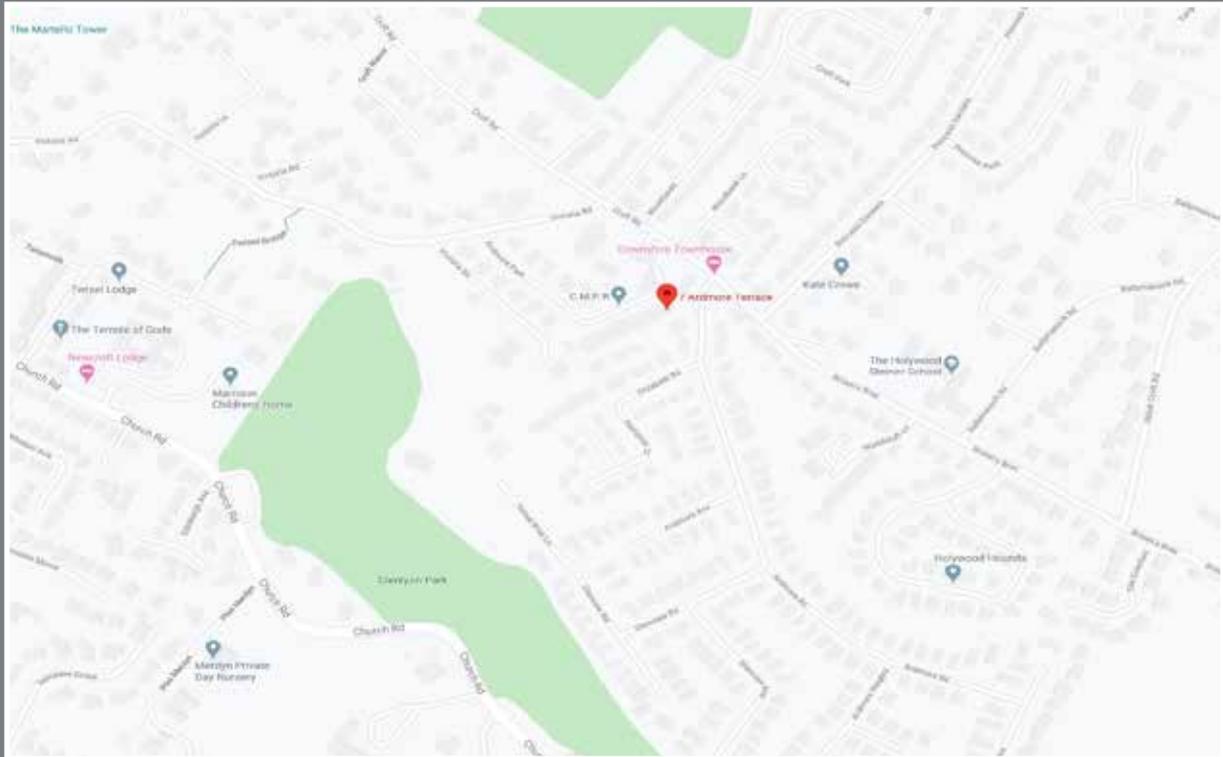
Please note some images contain virtual furniture.



All measurements are approximate and for display purposes only

Telephone 02890 428989  
www.simonbrien.com

# 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](http://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: TB/C/20/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	64	64
E 39-54		
F 21-38		
G 1-20		

EPC REF: 9007-5327-4022-7890-1703

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto: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.