

simon**BRIEN**
RESIDENTIAL

30 Firmount Crescent,
Holywood, BT18 9QL



Asking Price £152,500

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Semi-detached property
- Bright and spacious accommodation
- Sitting room/dining room
- Living room with fireplace
- Fitted kitchen with integrated appliances
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazed windows
- Driveway parking
- Front and rear gardens
- Rear garden with southerly aspect and storage shed
- Within walking distance of Hollywood High Street
- Ease of access to East Belfast and City Centre

SUMMARY

This semi-detached property occupies a generous site benefitting from driveway parking, front and enclosed rear gardens with southerly aspect. Internally this property enjoys bright accommodation with sitting/dining room to the front, living room with fireplace and a fitted kitchen with range of integrated appliances. There are three bedrooms to the first floor and a bathroom. This property has gas centrally heating and double glazed windows.

This desirable location offers convenience to Hollywood High Street, East Belfast and City Centre.



THE PROPERTY COMPRISES:

GROUND FLOOR

PVC panelled entrance door with glazed side panel.

HALLWAY:

Under stairs storage cupboard.

LIVING ROOM:

14' 1" x 11' 11" (4.29m x 3.63m)

Wood fire surround with electric inset and tiled hearth, wood laminate floor.

SITTING/DINING ROOM:

12' 8" x 10' 5" (3.86m x 3.18m)

KITCHEN:

10' 3" x 7' 5" (3.12m x 2.26m)

Good range of fitted high and low level units, single drainer sink unit with mixer taps, integrated fridge freezer, 4 ring induction hob and extractor hood, integrated microwave and oven, plumbed for washing machine, partly tiled walls, tiled floor. Glazed PVC door to rear decking and gardens.





FIRST FLOOR

LANDING:

Storage cupboard. Storage cupboard with gas fired boiler.



BEDROOM (1):
14' 3" x 8' 9" (4.34m x 2.67m)
Storage cupboard with hanging space.



BEDROOM (2):
10' 6" x 9' 8" (3.2m x 2.95m)



BEDROOM (3):
10' 9" x 8' 4" (3.28m x 2.54m)

BATHROOM:

Suite comprising of low flush WC, pedestal wash hand basin, panelled bath with mixer tap and shower fitment, fully tiled walls.



30 Firmount Crescent, Hollywood (Ground Floor)
Plans for illustrative purposes only



30 Firmount Crescent, Hollywood (1st Floor)
Plans for illustrative purposes only

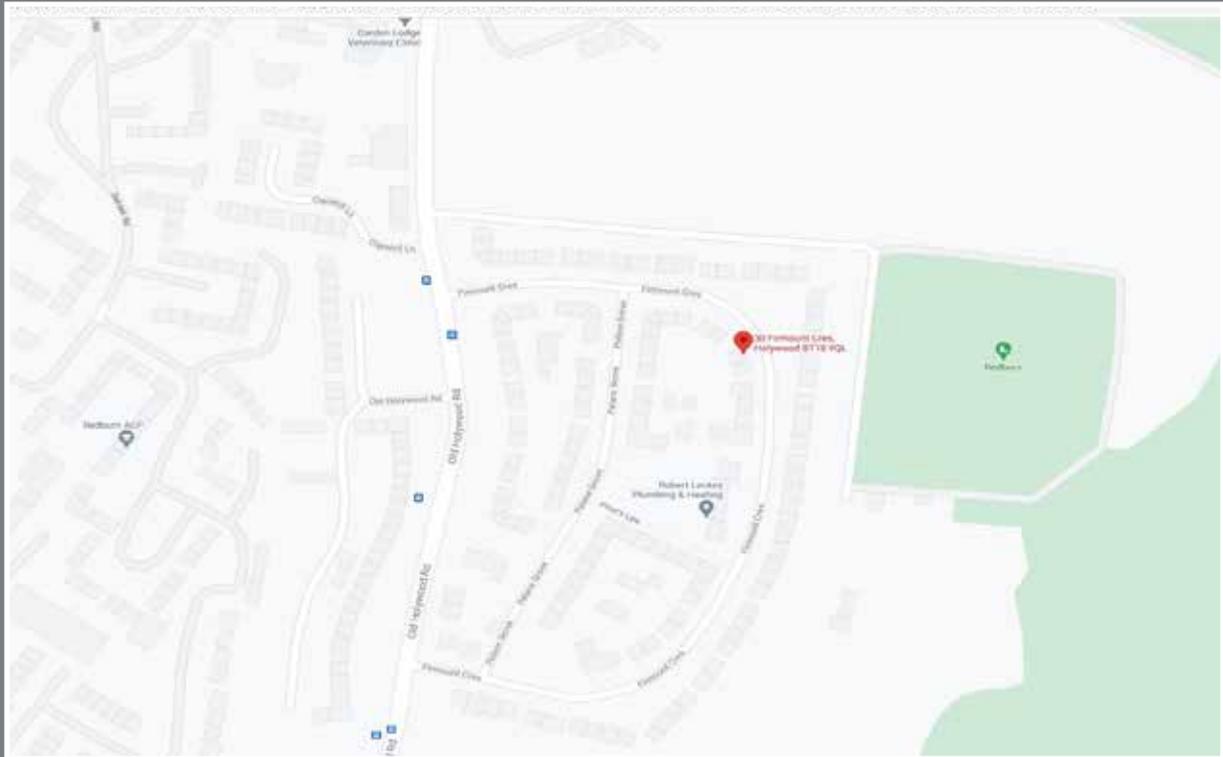


OUTSIDE

Decking area, lawn, storage shed, garden shed. Driveway parking to front.

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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**



REF: TB/E/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0477-2907-0535-2620-7365

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