

simon**BRIEN**  
RESIDENTIAL

80 Downshire Road,  
Holywood, BT18 9LY



Asking Price £225,000

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



#### KEY FEATURES

- Mid terrace property set within walking distance to Hollywood High Street
- Excellent decorative order throughout
- Close to many shops, restaurants, café's, schools and sporting facilities
- Lounge with gas fire open to living area with open fire
- Open plan kitchen, living, dining area opening onto rear garden
- Three bedrooms on first floor
- Additional dressing room/study on first floor
- Recently upgraded luxury shower room
- Landscaped garden to rear with flowerbeds and shrubs
- Detached garage accessed off Spencer Street (possible development potential, subject to necessary approvals)



#### SUMMARY

This substantial mid terrace property provides ease of access to Hollywood High Street with it's many shops, restaurants, cafes and boutiques whilst also close at hand to may sporting facilities, Hollywood Exchange and Georges Best City Airport.

The internal accommodation comprises lounge open to living area, large kitchen/dining room and three well proportioned bedrooms with additional study. Other benefits include recently upgraded shower room and gas fired central heating. Externally the property benefits from a substantial rear landscaped garden with a garage accessed via Spencer Street. This would ideally be suitable for a workers yard or potential development (subject to the relevant planning permissions).

Due to the adaptability and potential with this property we have no hesitation in recommending your earliest appraisal.

#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### ENTRANCE HALL:

**7' 6" x 3' 11" (2.29m x 1.19m)**

Solid wood floor, corniced ceiling, hardwood glazed front door with glazed fan light. Through to:

##### LIVING ROOM:

**12' 3" x 10' 9" (3.73m x 3.28m) Into bay.**

Corniced ceiling, picture rail, gas fire with cast iron inset, marble hearth and carved wood surround, solid wooden floor, archway through to:



##### DINING ROOM:

**14' 8" x 9' 11" (4.47m x 3.02m)**

Open fire, carved wood surround, tiled and cast iron inset, slate tiled hearth. Through to:



**KITCHEN/LIVING/DINING AREA:**  
**16' 11" x 14' 7" (5.16m x 4.44m)**

Excellent range of solid maple wood high and low level units, recess for 6 ring range cooker, partially tiled walls, Belfast sink unit with mixer taps, extractor hood with built in lighting, built in shelving unit, recess for fridge freezer, plumbed for washing machine and dish washer, Worcester Bosch combi gas boiler, partial butcher block worktop, twin velux windows and ceramic tiled floor, dining space for 4-6 people, living area, glazed hardwood doors to rear patio and garden.



Stairs to:

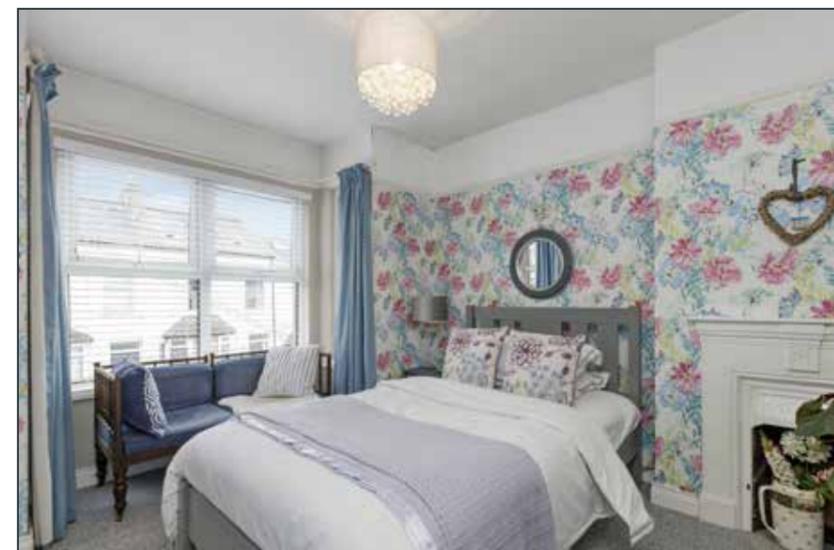
**FIRST FLOOR RETURN**

**SHOWER ROOM:**  
**8' 2" x 5' 2" (2.49m x 1.57m)**

Walk in shower cubicle with thermostatic shower unit with dual head shower, low flush WC, vanity sink unit with tiled splashback, built in storage, tongue and groove panelled walls, heated towel rail.



**BEDROOM (3):**  
**11' 1" x 8' 4" (3.38m x 2.54m)**



**FIRST FLOOR**

**BEDROOM (1):**  
**12' 6" x 8' 9" (3.81m x 2.67m)**  
**Into bay.**

Feature cast iron painted fireplace, picture rail.





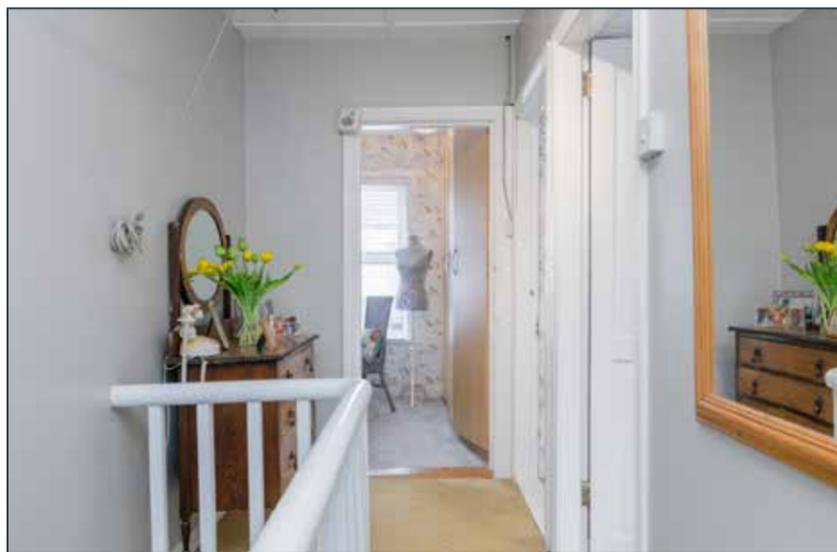
**BEDROOM (2):**  
10' 0" x 9' 7" (3.05m x 2.92m)

Picture rail, feature fireplace.



**BEDROOM (4)/STUDY:**  
6' 9" x 3' 11" (2.06m x 1.19m)

Range of fitted robes with hanging rails and shelving.



**LANDING:**

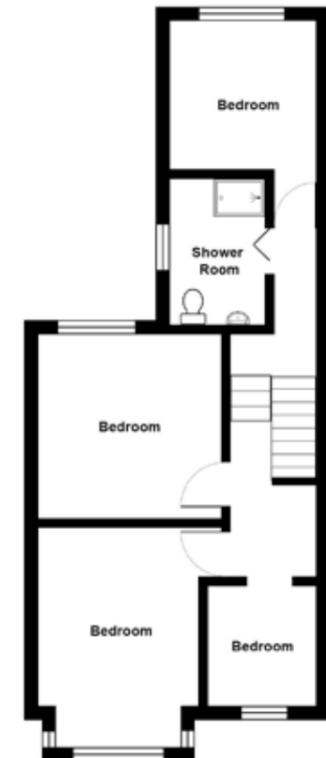
Access to roofspace.

**OUTSIDE**

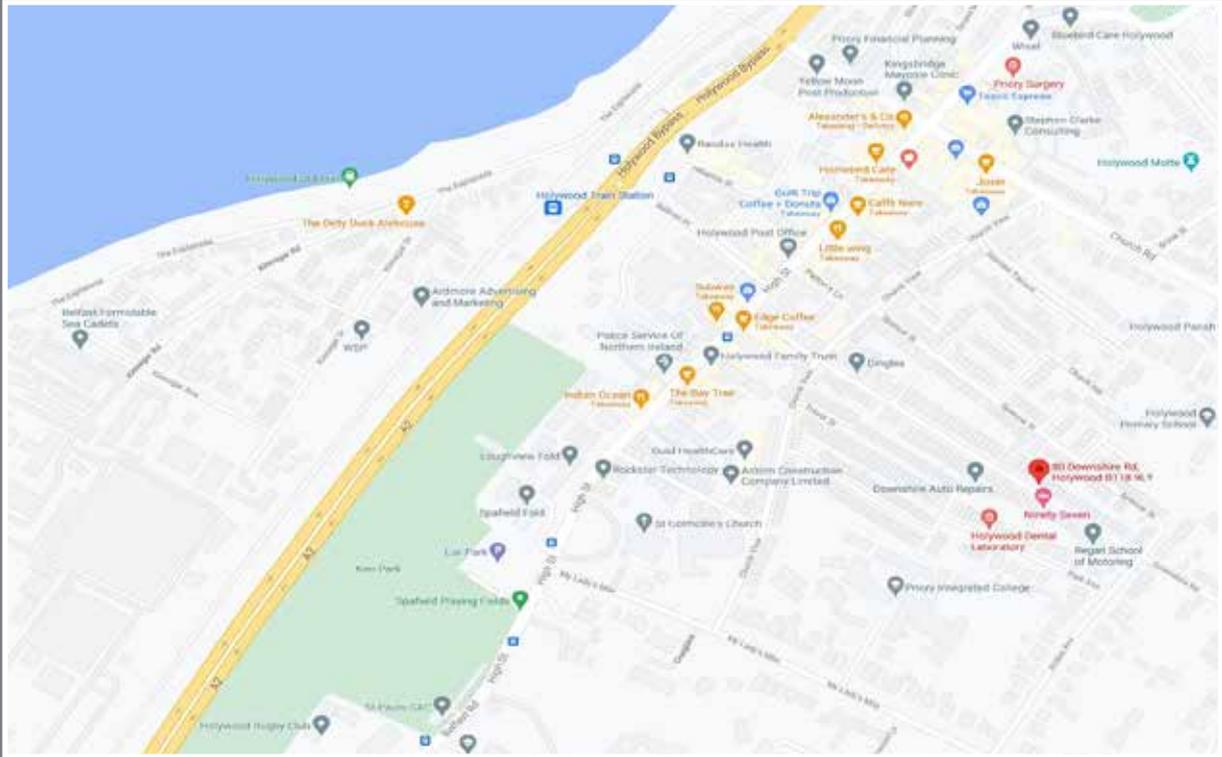
**DETACHED GARAGE:**  
16' 0" x 10' 4" (4.88m x 3.15m)

Pedestrian access onto Spencer Street. Up and over door.

Landscaped gardens to rear with patio area, raised decking, flowerbeds, trees and artificial grass areas, perfect for entertaining and enjoying sunny evenings.



# 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: DB/E/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	63   D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2809-7525-7100-0194-8222

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

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