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RESIDENTIAL

3 Kinnegar Avenue,
Holywood, BT18 9JR



Offers Over £229,950

Telephone 02890 428989
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KEY FEATURES

- Three storey, end-townhouse in a popular seaside setting
- Quiet situation, 100m from the shore
- Living and dining room
- Fitted kitchen with casual dining space
- Downstairs WC
- Three bedrooms
- Bedroom one with dressing area
- Further two bedrooms on second floor
- Main shower room on first floor
- Enclosed rear garden and patio
- Gas central heating system
- Double glazed windows
- Highly convenient and sought after location close to Hollywood High Street and train halt



SUMMARY

We are delighted to present this charming three storey, three bedroom end-townhouse in the popular area of Kinnegar. Kinnegar Avenue is located at the bottom of Kinnegar Road and this house is a stone's throw from the shoreline. The highly convenient location offers many things on the doorstep such as the popular coastal walks, the bustling Hollywood High Street and Hollywood train halt for commuters.

The accommodation is laid out over three levels. You are greeted by an entrance hallway, which leads to a living and dining space, at the rear is a kitchen with casual dining space and a cloakroom with WC. On the first floor is a shower room and bedroom one which boasts a dressing area. There are a further two bedrooms on the second floor. To the rear is a good sized back garden which is laid in patio with mature shrubs. The property benefits from gas central heating and double glazed windows.

All in all this is a fine home and would appeal to a wide variety of buyers. Early viewing is recommended to appreciate the situation and also the accommodation this home has to offer.



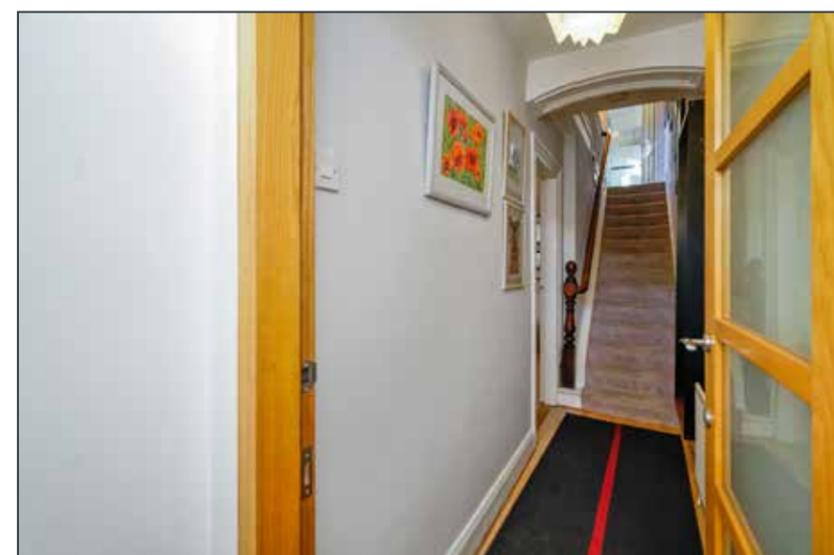
THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood panelled entrance door.

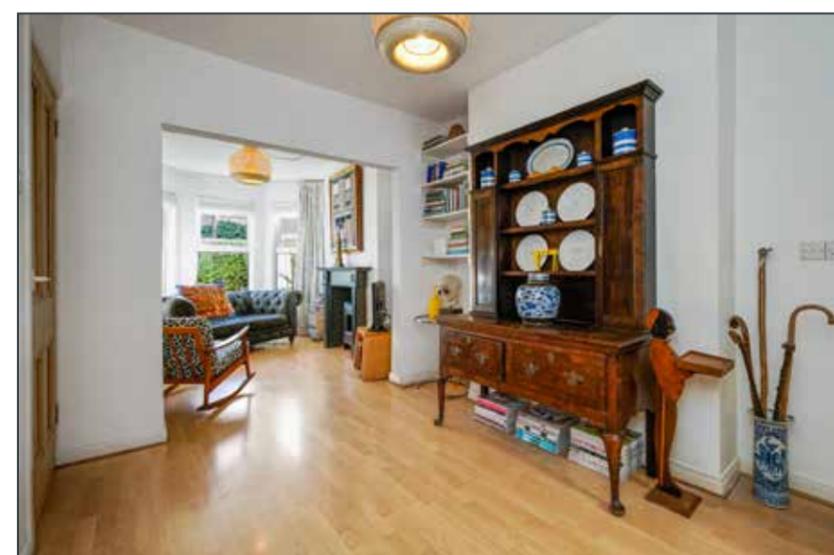
ENTRANCE PORCH:

Black and white tiled floor. Glazed inner door to Entrance Hall.



ENTRANCE HALL:

Wood laminate floor, staircase to First Floor.



LIVING/DINING:

23' 10" x 9' 2" (7.26m x 2.79m)

Fire surround, wood laminate flooring, storage cupboard under stairs.

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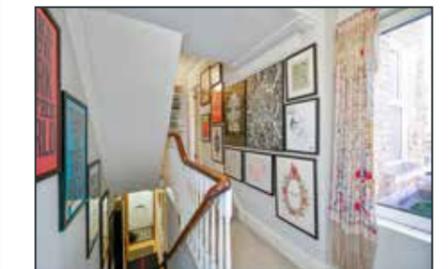
KITCHEN WITH CASUAL DINING:
15' 10" x 12' 3" (4.83m x 3.73m)

L Shaped. Fitted high and low level units with black granite worktops, 1.5 bowl sink unit with mixer taps, integrated double oven, 4 ring ceramic hob, integrated dishwasher, integrated fridge freezer, dining space for 6, tiled floor, recessed lighting, velux windows, glazed door to rear.



CLOAKROOM:

Low flush WC, wash hand basin, bidet, shelved storage cupboard with gas boiler, tiled floor, recessed lighting.

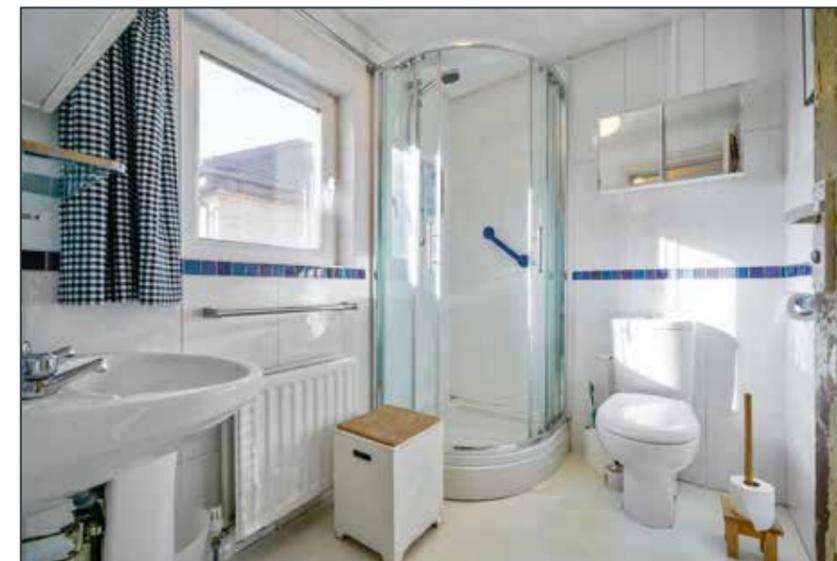


FIRST FLOOR

SHOWER ROOM:

6' 10" x 5' 7" (2.08m x 1.7m)

Low flush WC, corner shower with electric shower unit, fully tiled walls, chrome heated towel rail.





BEDROOM (1):
11' 0" x 9' 7" (3.35m x 2.92m)

Painted wood strip floor. Full length mirrored wardrobes.



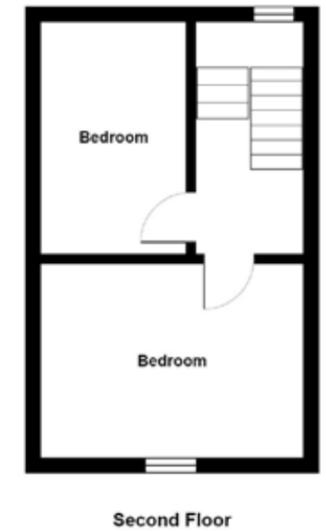
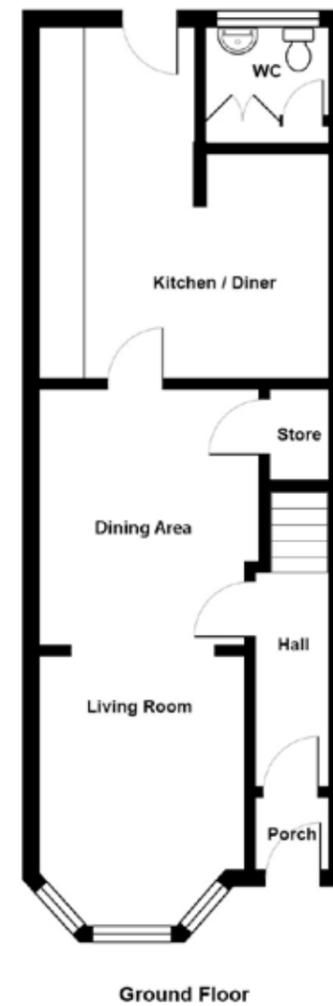
OUTSIDE

Enclosed garden with patio space, water supply, outside lighting. Garden shed.



DRESSING AREA:
11' 3" x 7' 1" (3.43m x 2.16m)

Painted wood strip floor, storage cupboard with shelving and hot water tank.



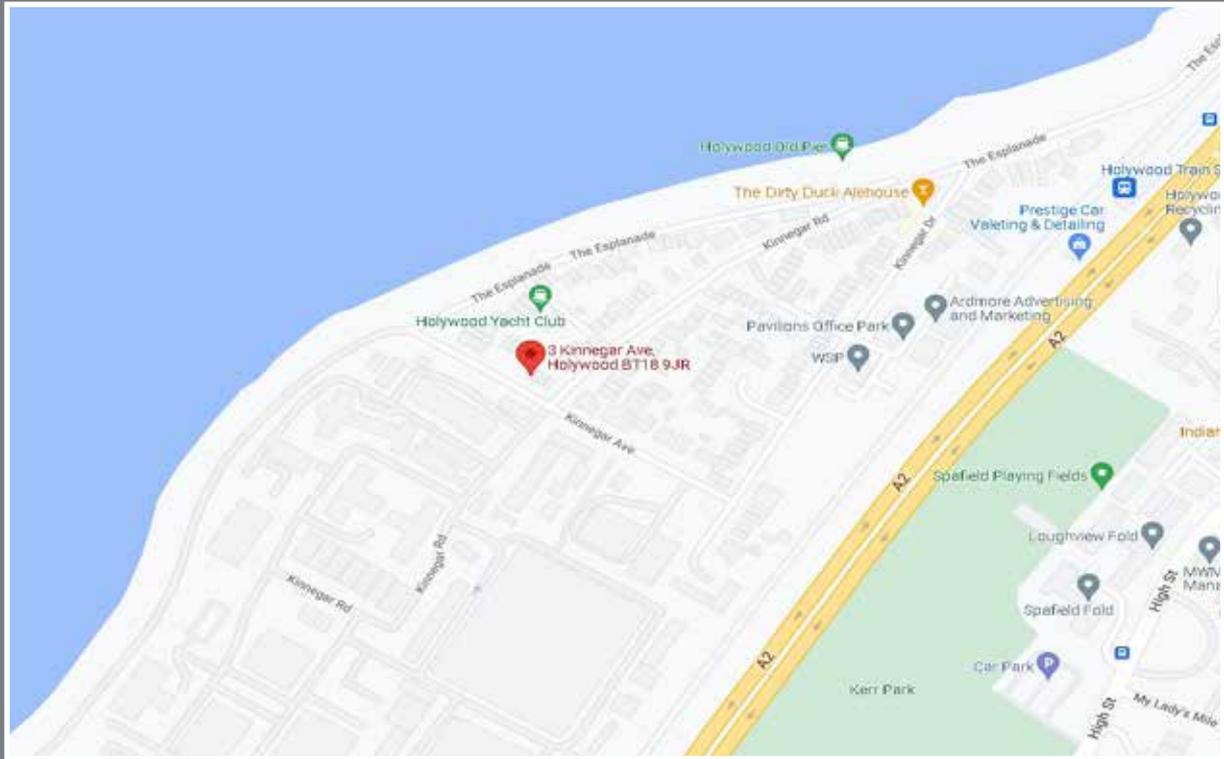
SECOND FLOOR

BEDROOM (2):
12' 11" x 9' 7" (3.94m x 2.92m)

BEDROOM (3):
11' 4" x 7' 2" (3.45m x 2.18m)



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

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REF: TB/H/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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