

simon**BRIEN**
RESIDENTIAL

48 Princess Gardens,
Holywood, BT18 0PW



Asking Price £250,000

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KEY FEATURES

- Semi-detached home within walking distance of Hollywood High Street
- Bright and spacious living area
- Kitchen with breakfast bar open plan into dining area
- Patio doors off dining area to rear garden
- Three bedrooms on the first floor
- First floor shower room
- Private garden to rear
- Off-street parking on driveway
- Gas fired central heating / double glazed windows
- Ideally located within minutes of all local amenities, public transport links, main arterial routes to Belfast and the North Down coastal path

SUMMARY

We are delighted to present this three bedroom semi-detached home located on the highly regarded, Princess Gardens which is off Croft Road in Hollywood. Ideally located walking distance to the High Street, Seapark, local amenities, schools and transport networks.

Internally the accommodation comprises of; entrance hall, bright and airy lounge, open plan kitchen dining area with double opening patio doors to the rear, fitted kitchen with breakfast bar and storage under the stairs. On the first floor are three bedrooms and a main bathroom. The property benefits from gas central heating and double glazed windows.

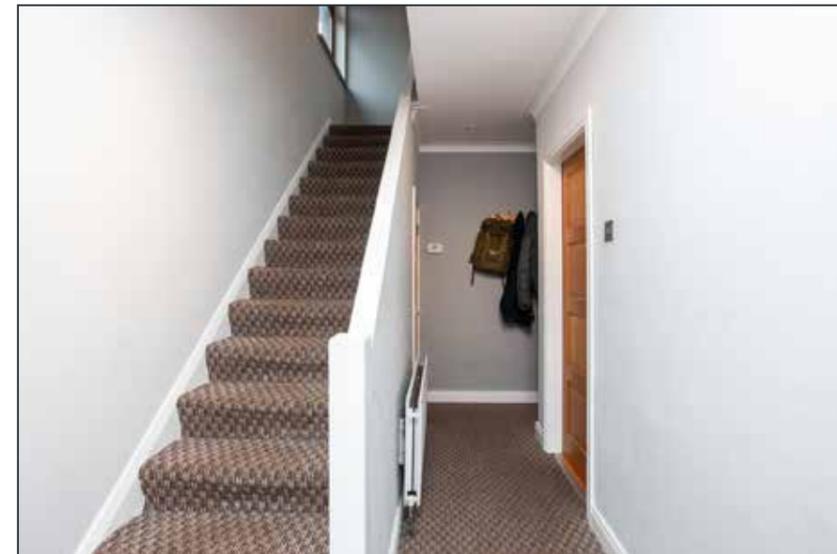
Externally there is a large back garden with which enjoys afternoon and evening sunshine. The driveway can also take up to 4 cars.

Early viewing is highly recommended. Viewings strictly by appointment only.



THE PROPERTY COMPRISES:

GROUND FLOOR



ENTRANCE HALL:

uPVC front door. Under stairs storage.



LOUNGE:

12' 6" x 11' 6" (3.8m x 3.5m)

Wooden floor, corniced ceiling, recessed lighting.



**OPEN PLAN KITCHEN/DINING:
18' 1" x 13' 1" (5.51m x 3.99m)**

Dining: Wooden floor, corniced ceiling, recessed lighting, patio doors to rear.
Kitchen: High and low level units with casual dining at breakfast bar, integrated Beko 4 ring electric hob and under bench oven with stainless steel extractor hood, 1.5 bowl sink with drainer, plumbed for washing machine, space for washing machine and space for fridge freezer.





FIRST FLOOR

LANDING

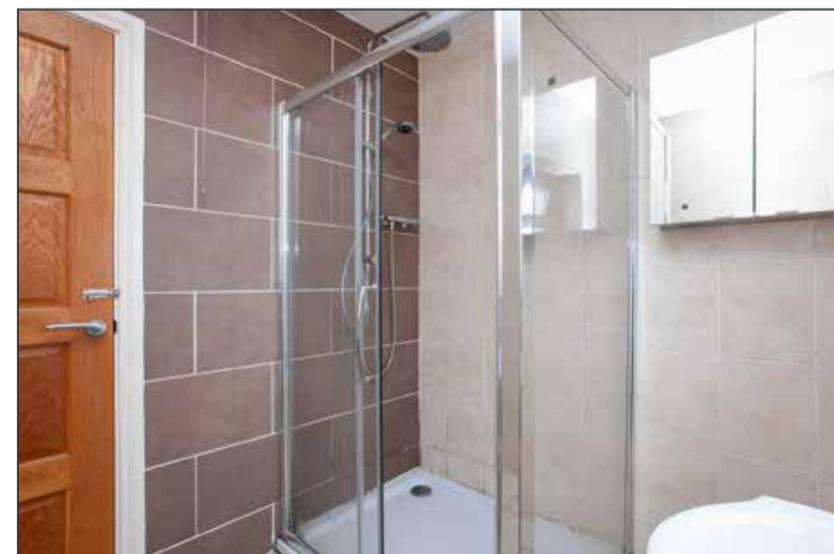


BEDROOM (3):
12' 6" x 7' 3" (3.8m x 2.2m)



BEDROOM (1):
13' 1" x 10' 2" (4m x 3.1m)

Views towards Lough.



SHOWER ROOM:

3 piece cream suite comprising of corner shower unit, vanity sink unit with mixer tap, low flush WC, chrome heated towel radiator, tiled floor and walls.



BEDROOM (2):
13' 1" x 10' 2" (4m x 3.1m)

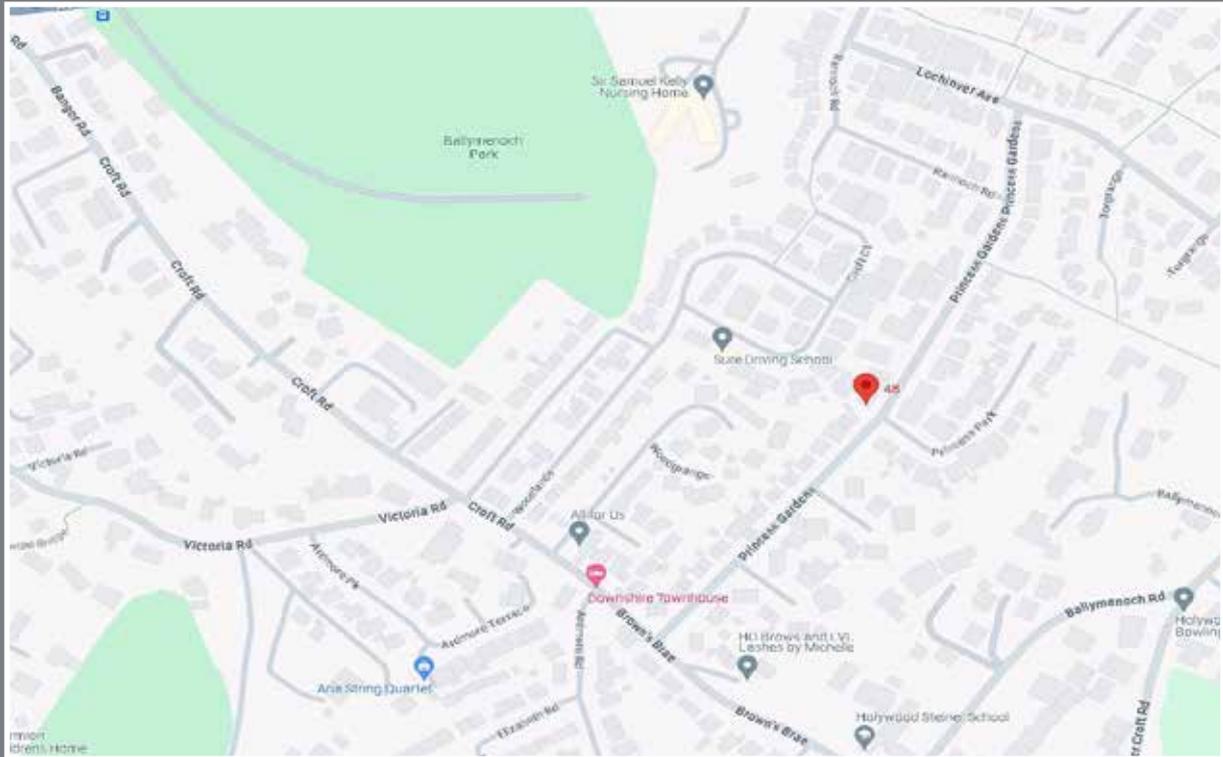


OUTSIDE

Enclosed rear garden in lawns with border trees. Ample off street parking to front and garden laid in lawns.



Location



LOCATION: Travel up Croft Road , turn left into Princess Gardens , number 48 is on the left.

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: RM/C/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0163-2998-0142-9796-7811

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