

simonBRIEN
RESIDENTIAL

46 Cedar Grove,
Holywood, BT18 9QG



Asking Price £155,000

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KEY FEATURES

- Excellent semi detached bungalow with private site
- Living room with open fire and patio door to rear garden
- Fitted kitchen with range of integrated appliances
- Two well proportioned bedrooms
- Bathroom with contemporary white suite
- Enclosed garden to rear
- Drive way car parking for multiple cars
- Oil fired central heating
- uPVC double glazed windows
- Close to a range of restaurants, shops and amenities in Holywood and East Belfast

SUMMARY

This well presented semi detached bungalow occupies an excellent private site within the popular Cedar Grove development. Close to a number of amenities in Holywood's town centre and East Belfast including shops, restaurants and recreational facilities.

Internally, the accommodation comprises of a spacious lounge with aspect over the rear garden, modern fully fitted kitchen with range of integrated appliances, two well proportioned bedrooms and bathroom with contemporary suite. Other benefits include a good sized enclosed rear garden, oil fired central heating, uPVC double glazed windows and driveway car parking for multiple cars.

This home will create an instant interest to the first time buyer, young professional or those seeking to downsize and we recommend your earliest internal inspection.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

Glazed PVC front door, wood effect laminate flooring.

LOUNGE:

14' 4" x 12' 8" (4.3700m x 3.8600m) At widest points.

Open fire with carved wood surround, cast iron inset and granite hearth, sliding patio door to rear, corniced ceiling, wood effect laminate flooring.

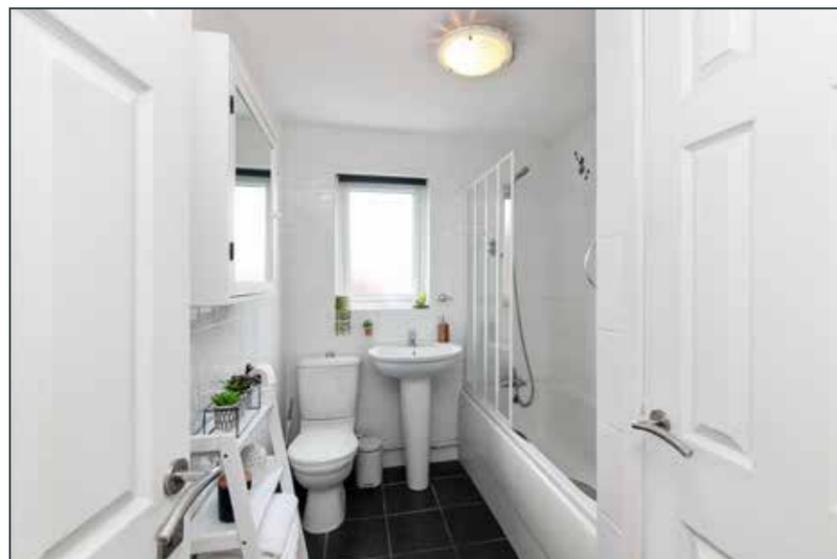




KITCHEN:
8' 2" x 7' 7" (2.5m x 2.3m)

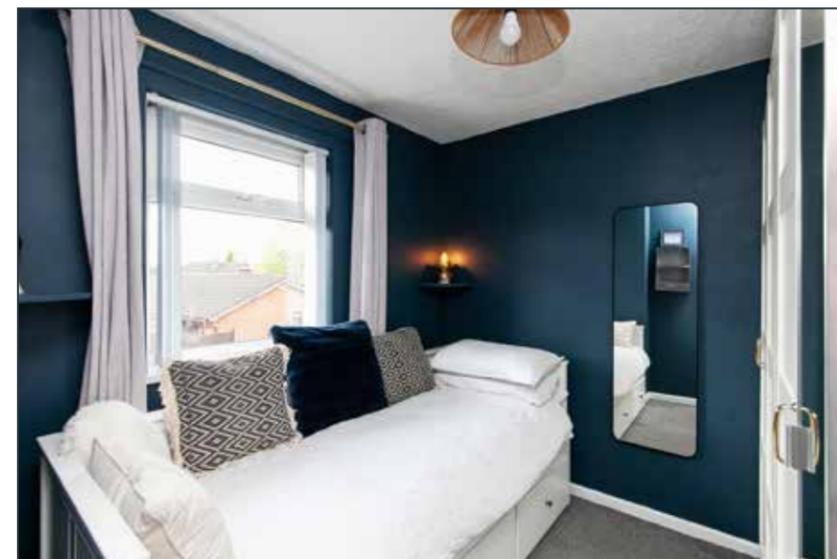
Excellent range of high and low level units, 1.5 drainer Franke sink unit with mixer taps, Bush electric oven and Logik 4 ring ceramic hob, Maan extractor hood with integrated lighting, recess for fridge freezer, plumbed for washing machine, partially tiled walls, ceramic tiled floor, glazed PVC door to driveway.





BATHROOM:
8' 2" x 4' 7" (2.5m x 1.4m)

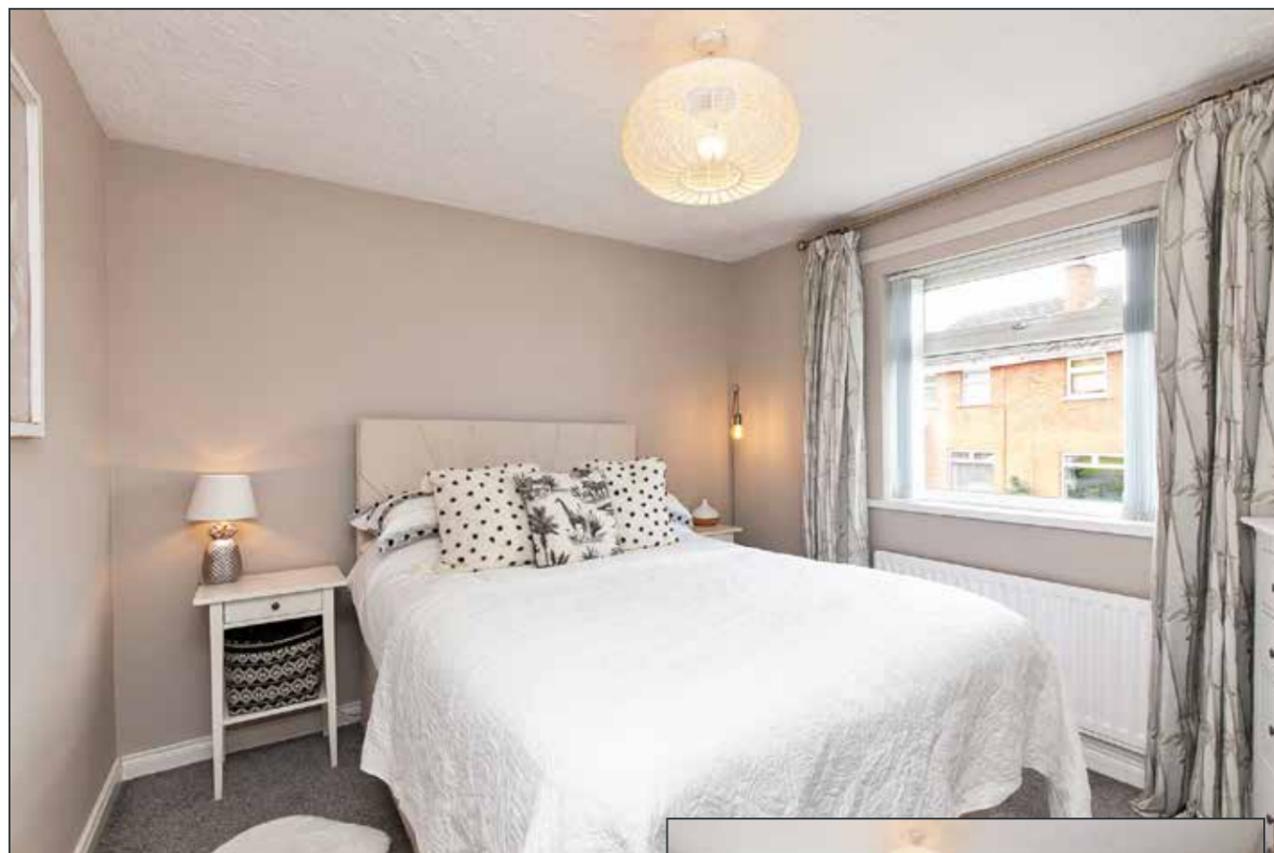
White suite comprising: Panelled bath with mixer taps, telephone hand shower, glazed shower screen, pedestal wash hand basin with mixer taps, low flush WC, fully tiled walls, ceramic tiled floor, hotpress with copper cylinder, Willis type immersion heater, slatted shelving.



BEDROOM (2):
8' 3" x 8' 2" (2.51m x 2.49m)



BEDROOM (1):
11' 1" x 9' 9" (3.38m x 2.97m)

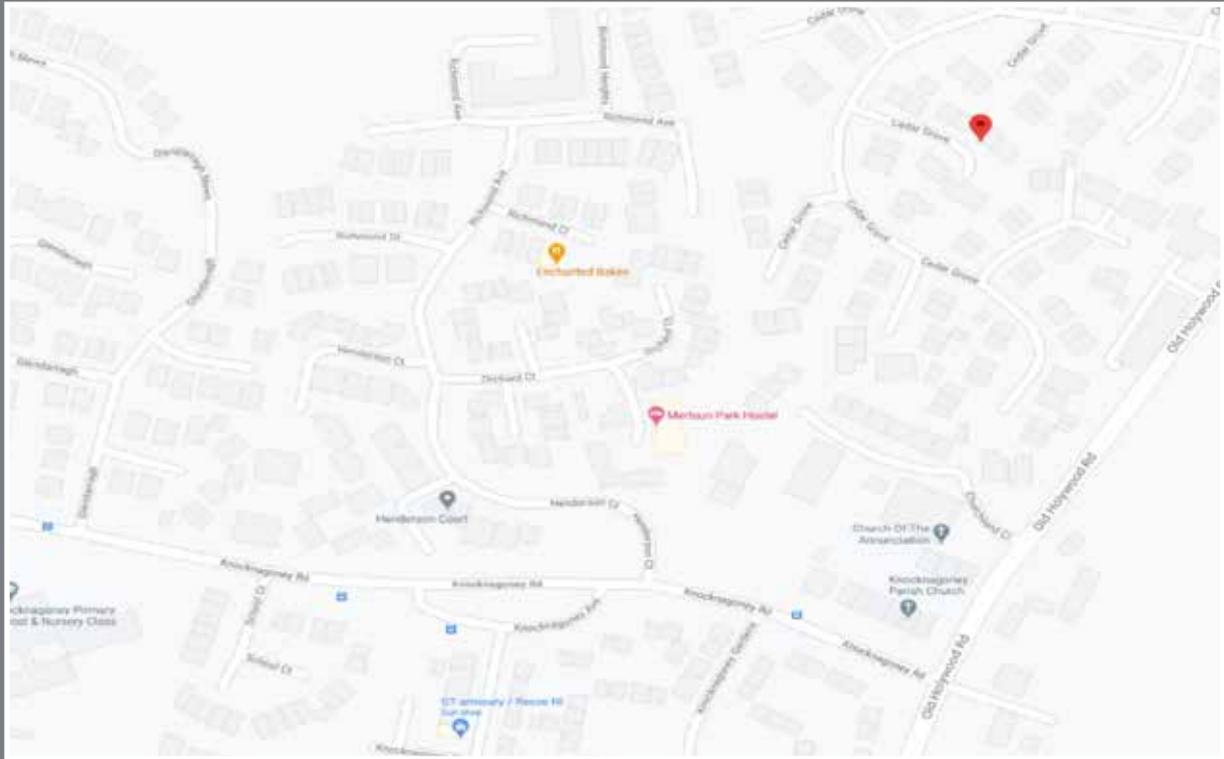


OUTSIDE

Gardens in lawns to front with driveway for 1-2 cars leading to fully enclosed gardens to rear with patio area and outdoor shed. Warmflow oil fired boiler in boiler house. Outdoor lighting.



Location



LOCATION: Travelling along the Old Hollywood Road away from Hollywood turn right into Cedar Grove follow the road round and take the 3rd turning on the left. The property is on the left hand side.

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/D/24/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		75
D 55-68	56	
E 39-54		
F 21-38		
G 1-20		

EPC REF: 9444-0228-6360-7979-9992

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