



48 HOLLY MOUNT, DUNMURRY, BT17 9QD

- A Spacious And Well Presented Mid Terrace Property Occupying A Prime Setting Within This Popular And Convenient Location
- Lounge With Log Burning Stove And Patio Doors Leading To South Facing Rear Garden
- Family Room With Slate Effect Laminated Timber Floor
- Kitchen With PVC Double Glazed Door Leading To Patio And Rear Garden
- Three Spacious Double Bedrooms
- Bathroom With White Suite Plus Thermostatic Shower
- Spacious And Enclosed Rear Garden With South Facing Aspect
- Gas Fired Central Heating System

PRICE: OFFERS IN THE REGION OF £119,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C69

REF:DLI50224HG

- PVC Double Glazed Windows And External Doors
- Excellent Location Close To Local Shops, Schools And Train Station
- Early Viewing Is Highly Recommended

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC Double glazed entrance door. Storage under stairs with gas fired boiler.



LOUNGE:

4.33m (14'2") x 3.65m (12'0")

Log burning stove. Laminated timber floor. PVC double glazed double doors leading to patio and rear garden.



FAMILY ROOM

3.75m (12'4") x 3.20m (10'6")

Slate effect laminated timber floor.



KITCHEN:

3.18m (10'5") x 2.41m (7'11")

Range of high and low level units. Inset single drainer stainless steel sink unit. Plumbed for washing machine. PVC double glazed back door.



FIRST FLOOR

BEDROOM (1):
4.33m (14'2") x 2.70m (8'10")



BEDROOM (2):
3.94m (12'11") x 3.03m (9'11")



BEDROOM (3):
3.28m (10'9") x 3.10m (10'2")
Built in robe.



BATHROOM WITH WHITE SUITE:
Panelled bath with thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls.



OUTSIDE

Front garden laid in gravel bed with shrubs. Asphalt parking area to front. Spacious and enclosed rear garden with south facing aspect. Spacious paved patio area and lawns. Outside store. Outside tap and light.

TENURE: Freehold

RATES PAYABLE:
For period April 2023 to March 2024 £606.54

DIRECTIONS:
From Kingsway turn into Ballybog Road and then turn left into Hazel Avenue, turn right into Holly Mount and number 48 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



48 Holly Mount

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft

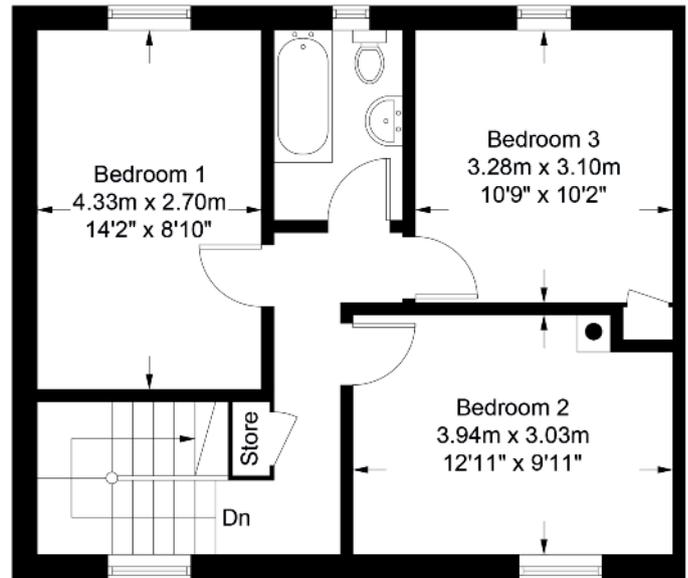
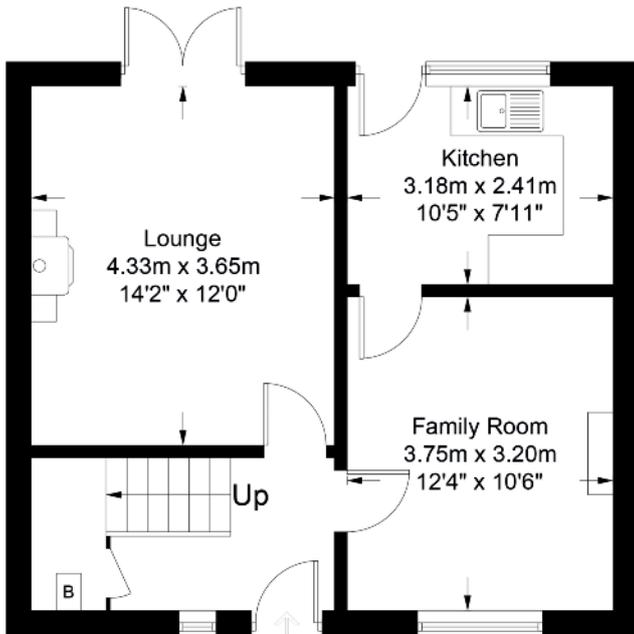


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1048409)

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

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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