



1A ASHMOUNT PARK

BELFAST BT4 2FJ

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*Offers Over*

**£185,000**

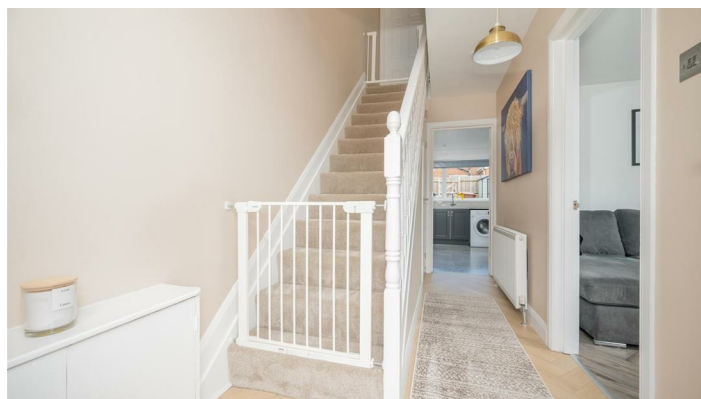
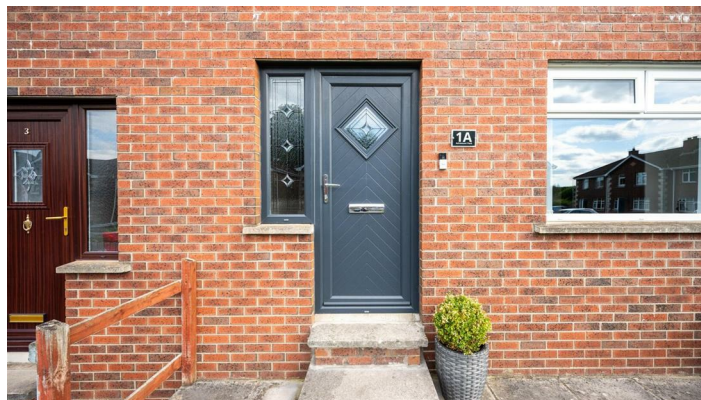


HOUSE - TERRACED | 3  | 1  | 1 

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## KEY FEATURES

- Attractive Mid-Terrace Property Located Off the Hollywood Road in East Belfast and Close to the Bustling Ballyhackamore and Belmont Villages
- Highly Sought After Location with Close Proximity to Main Arterial Transport Routes, Leading Primary and Secondary Schools, Local Coffee Shops, Restaurants and Bars
- Excellent Links to Belfast City Airport and Belfast City Centre for the Daily Commuter
- Entrance Hall
- Three Well Proportioned Bedrooms
- Lounge with Outlook to Front
- Bespoke Fitted Kitchen, Open Plan to Ample Living and Dining Space with French Doors to Rear Garden
- Modern Fitted Family Bathroom with White Suite
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Private Rear Garden, Ideal for Outdoor Entertaining and Children at Play
- Likely to Appeal to the First Time Buyer, Investor, Young Professional or Young Family Alike
- Early Viewing Recommended
- Broadband Speed - Ultrafast





ROOM DETAILS

ENTRANCE

Front Door:

GROUND FLOOR

Spacious Reception  
Hall:

Kitchen/Diner:  
(17'10" x 11'7")

Lounge:  
(12'9" x 12'3")

Stairs to First Floor  
Landing:

FIRST FLOOR

Bedroom One:  
(11'2" x 11'2")

Bedroom Two:  
(13'1" x 8'9")

Bedroom Three:  
(9'11" x 9'1")

Family Bathroom:

Roof Space:

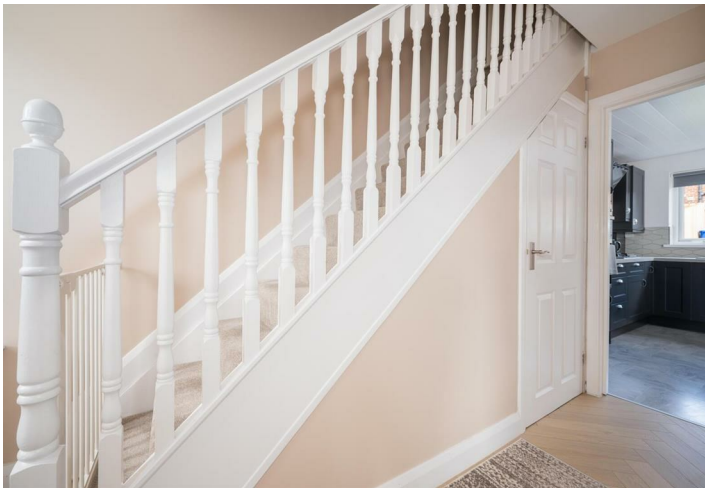
OUTSIDE

Outside:



## DIRECTIONS

*Travelling along the Holywood Road in the direction of Belmont Village and Belfast City Centre, turn left on to Carolhill Gardens. Take a left turn at the top of the road on to Carolhill Park, then turn right on to Ashbrook Drive. Take a right turn on to Ashmount Park. Number 1A is located on the left hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Scan QR code for more details and to arrange a viewing.

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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