



281 HOLYWOOD ROAD

Belfast, BT4 2EW

Offers over **£279,950**



SEMI-DETACHED | 3  | 2  | 3 

This semi-detached family home is located on the ever-popular Hollywood Road in East Belfast. This address offers high desirability, in a location that also boasts ease of access for the city commuter.

KEY FEATURES

- Sought After Location Providing Excellent Convenience to Both Ballyhackamore Village, Belmont Village, Belfast City Centre and Belfast City Airport
- Within Catchment Area to Many of Belfast's Leading Primary and Post Primary Schools
- Spacious Entrance Hall
- Front Lounge with Hole in Wall Style Fireplace
- Rear Living Room Leading to Conservatory and Archway to Fitted Kitchen with Casual Dining Space
- Three Well Proportioned Bedrooms to the First Floor
- Modern White Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Private Rear Paved Garden with Decking Area
- Home Office/Gym with Utility Area and Storage
- Fully Floored Roof Space Accessed Via Wooden Ladder
- Broadband Speed - Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Reception Hall
- Downstairs Shower Room
- Lounge
12'4" x 11'1"
- Living Room
18'6" x 11'1"
- Kitchen/Dining Area
17'4" x 9'6"

First Floor

- Bedroom One
12'4" x 11'1"
- Bedroom Two
11'1" x 10'2"
- Bedroom Three
9'6" x 8'4"
- Bathroom

Outside

- Front Garden Part Laid in Lawn
- Mature Shrubs and Trees
- Hobby Room
12'1" x 6'4"
- Paved Rear Garden
- Decked Area
- Home Office/Gym



DIRECTIONS

Travelling along the Hollywood Road in the direction of Belmont Village and Belfast City Centre, number 281 is located on the left hand side on the corner of Clonaver Park.



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 | | |
|---|---------|-----------|
| Very energy efficient – lower running costs | | |
| 92+ | A | |
| 81-91 | B | |
| 69-80 | C | |
| 55-68 | D | |
| 39-54 | E | |
| 21-38 | F | |
| 1-20 | G | |
| NOT energy efficient – higher running costs | | |
| | CURRENT | POTENTIAL |
| | 65 | 69 |

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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