



# 22 FIRMOUNT CRESCENT

Holywood, BT18 9QL

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*Offers around* **£195,000**



MID TERRACE | 3  | 1  | 2 

22 Firmount Crescent is a beautifully presented, mid-terrace property that offers modern living in a highly desirable location, with easy access to a range of local amenities.

## KEY FEATURES

- Beautifully Presented Terrace Property
- Bright, Spacious and Well Presented Accommodation
- Reception Hall
- Modern Fully Fitted Kitchen with Range of Integrated Appliances and Access to the Rear Garden Open Plan to Dining Area
- Generous Lounge with Feature Wood Burning Stove and Outlook to Rear Garden
- Three Well Proportioned Bedrooms to the First Floor with Views Across the Antrim Hills
- Contemporary Shower Room with White Suite
- uPVC Double Glazing
- Gas Fired Central Heating (with Nest smart controls)
- Mature Front and Enclosed Rear Gardens with Southerly Aspect to Rear Laid in Artificial Lawns
- Conveniently Located
- Outside Brick Store Plumbed for Utilities





## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Lounge  
14'8" x 12'10"
- Open Plan Kitchen/Dining  
23'10" x 10' 11"

### *First Floor*

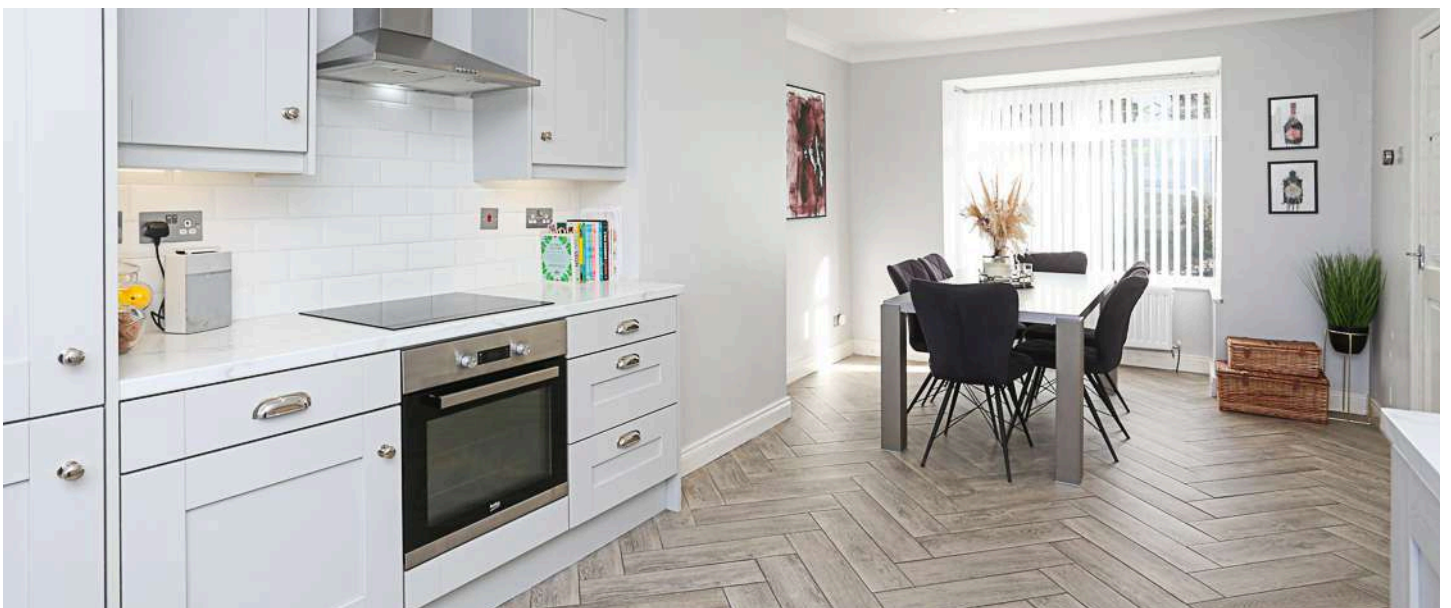
- Landing
- Bedroom One  
14'8" x 8'10"
- Bedroom Two  
13'2" x 10'2"
- Bedroom Three  
11'0" x 10'11"
- Shower Room  
7'7" x 5'4"
- Roofspace

### *Outside*

- Front Garden Laid In Artificial Lawns
- Partial Paving, inset Lighting.
- South Facing Rear Garden
- Patio Laid in Paving
- Enclosed Rear Garden Laid in Artificial Lawns.
- Outside Brick Store Plumbed with Light and Power



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling from the Maypole in Holywood, in the direction of Belfast, continue along Holywood High Street. The Belfast Road is a continuation of Holywood High Street. Continue past Sullivan Upper School on the left hand side. At the Maxol petrol station turn left into Jackson's Road and take the first right onto Old Holywood Road then first left into Firmount Crescent. Number 22 is located on the right hand side.*



## THE LOCAL AREA

*Holywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Holywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Holywood is home to many leading secondary and primary schools.*

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
	71	72

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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