



If it's convenience, space and style that is required this fabulous family home offers it all.

On entering the generous entrance hall one is immediately struck by quality of finish and attention to detail theme that continues throughout the property.

Fully refurbished and extended by the present owners who have created spacious open-plan living that flows seamlessly throughout the ground floor providing comfortable family living for cosy nights in or entertaining.

Of particular note is the Exorma fully fitted kitchen with plenty of room for casual dining and family living. Complemented by five bedrooms and family bathroom all combine to create a very special home.

Convenient to senior and primary schooling, Belmont Road and Ballyhackamore and a short commute to Belfast and Hollywood and within easy access of all arterial routes.

Offers Around
£450,000

248 Hollywood Road,
Belfast,
BT4 1SD

Viewing by
appointment
through agent
028 9042 4747



- Exceptionally well-presented and extended family home
- Spacious through lounge with period fireplace and herringbone flooring
- Extended open-plan Exorna fully fitted kitchen with excellent range of built-in appliances, large casual dining and family area
- Five good-sized bedrooms
- Modern family bathroom with separate shower
- Downstairs cloakroom with wc
- Gas fired central heating/uPVC double glazed sliding sash windows
- Driveway with private parking, neat front and enclosed mature private rear gardens
- Very popular and convenient location close to the many amenities of Belmont Road and Ballyhackamore, senior and junior schools and an easy commute to Belfast, Hollywood and the George Best City Airport

The Property Comprises:

Ground Floor

TILED COVERED ENTRANCE PORCH: Glazed stained glass leaded front door to . . .

SPACIOUS RECEPTION HALL: Herringbone oak laminate wood flooring, Valiant gas fired boiler, cloakroom.



SEPARATE CLOAKROOM UNDER STAIRS: Low flush wc, wash hand basin, heated towel rail.

ENTERTAINMENT SIZED LIVING ROOM: 29' 10" x 12' 6" (9.1m x 3.8m) (into bay widow).

Feature oak fireplace with tiled inset and hearth, inlaid bevelled mirror, picture rail, cornice ceiling, herringbone laminate oak laminate wood flooring.



Open plan to . . .

MODERN FULLY FITTED KITCHEN WITH CASUAL DINING & FAMILY ROOM: 27' 3" x 21' 12" (8.3m x 6.7m) Excellent range of high and low level contemporary units, Siemens built-in eye-level double oven, built-in microwave, integrated dishwasher and fridge freezer, Neff four ring induction hob, extractor fan, Franke sink unit with mixer tap, concealed lighting, built-in breakfast bar, built-in wine cooler, feature double glazed hardwood, fully opening sliding patio doors to garden, feature skylight window, spotlights.



First Floor

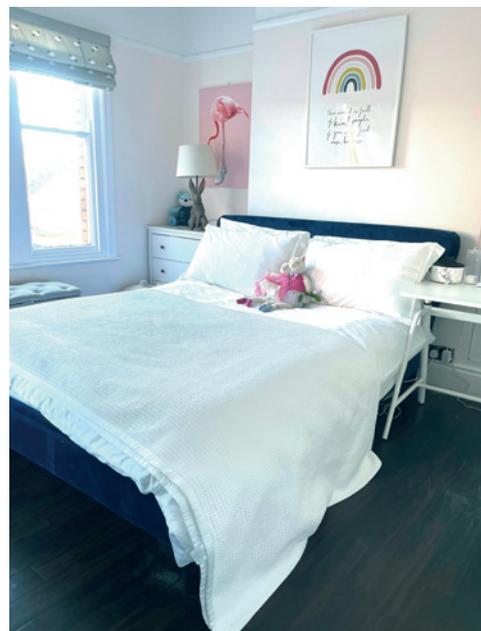
LANDING: uPVC double glazed leaded window.



PRINCIPAL BEDROOM: 16' 9" x 10' 6" (5.1m x 3.2m) (into bay window). Excellent range of wall to wall built-in wardrobes, cornice ceiling, oak laminate wood flooring.



BEDROOM (2): 11' 6" x 11' 6" (3.5m x 3.5m)
Oak laminate wood flooring, (not double glazed).



BEDROOM (3): 9' 10" x 9' 2" (3m x 2.8m)

BEDROOM (4): 9' 6" x 9' 2" (2.9m x 2.8m) Oak laminate wood flooring.



BATHROOM: Modern white suite comprising panelled bath, low flush wc, built-in shower cubicle with overhead shower and body spray, vanity unit, heated towel rail, wood effect tiled floor.



Second Floor

BEDROOM (5): 14' 9" x 12' 2" (4.5m x 3.7m) Storage in eaves, Velux window.



Outside

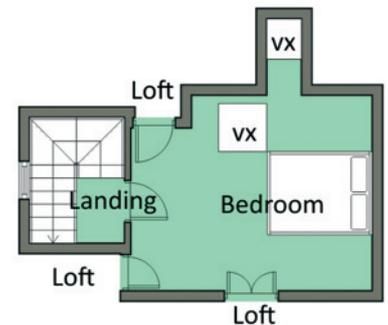
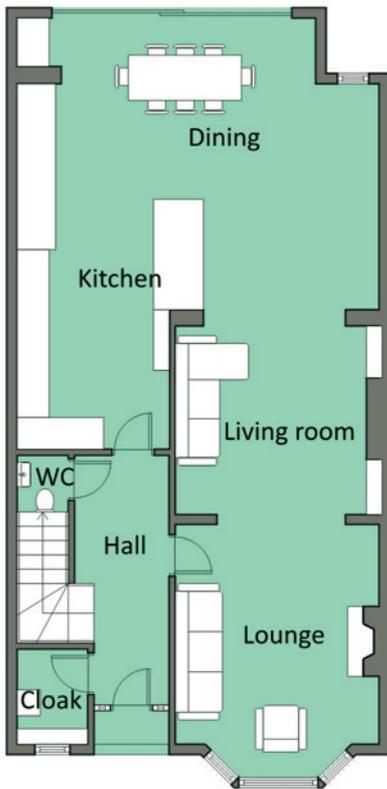
Tarmac driveway to private parking. Neat front garden. Enclosed private rear garden in lawns, mature shrubs, hedging and paved patio.



Location:

Coming up the Holywood Road from the Knocknagoney junction, the property is on the right hand side just after Palmerston Road and filling station.

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