



This unique property is located just off the Old Hollywood Road at the entrance to Motelands, a popular and sought after location in the heart of Belmont.

Of particular note in addition to the house is the large workshop with permission for business use. The well proportioned accommodation over two floors boasts three bedrooms, a spacious lounge ideal for entertaining and cosy TV room.

With the close proximity of many leading senior and primary schools, Cairnburn Park, Stormont grounds, CIYMS sports club and the city airport, all combine to create what we feel will be a very popular home.

Offers Around  
£275,000

130A Old Hollywood  
Road, Belmont,  
BELFAST,  
BT4 2HN

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Viewing by  
appointment  
through agent  
028 9042 4747



- Attractive Family Home in a Very popular & Convenient Location
- 3 Well Proportioned Bedrooms
- 2 Reception Rooms
- Fitted Kitchen with Casual Dining Area
- Double Glazed Windows/Oil Fired Central Heating
- White Bathroom Suite
- Large Workshop & Detached Double Garage
- Close to Many Leading Senior & Primary Schools, the City Airport & Popular Leisure & Recreational Amenities

The Property Comprises:

Ground Floor

Stable front door to . . .

ENCLOSED ENTRANCE PORCH:

SPACIOUS LIVING HALL: 23' 7" x 10' 6" (7.2m x 3.2m) Carved mahogany fireplace with tiled inset.



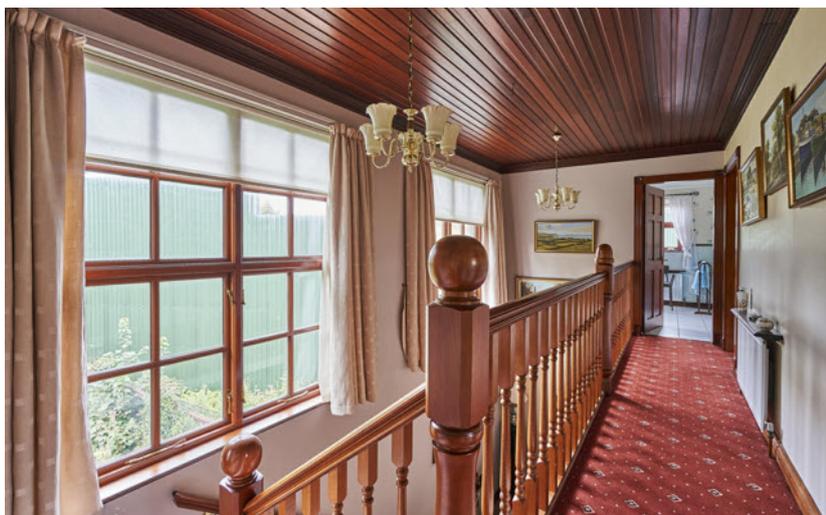
LOUNGE: 14' 9" x 12' 2" (4.5m x 3.7m) Marble fireplace with marble tiled inset and mahogany surround.



LARGE CLOAKROOM: Low flush wc, vanity unit, low level cupboards, cloaks under stairs.  
MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING AREA: 23' 7" x 8' 2" (7.2m x 2.5m) Excellent range of high and low level units, laminate worktops, single drainer sink unit with mixer tap, Bosch built-in oven and four ring ceramic hob, stainless steel extractor fan, plumbed for washing machine, ceramic tiled floor.



First Floor



BEDROOM (1): 13' 5" x 12' 10" (4.1m x 3.9m)

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with electric shower unit, low flush wc, vanity unit.



BEDROOM (2): 13' 9" x 12' 6" (4.2m x 3.8m)



BEDROOM (3): 10' 2" x 8' 10" (3.1m x 2.7m)

BATHROOM: White suite comprising wood panelled bath with mixer tap and telephone hand shower, low flush wc, bidet, vanity unit, pedestal wash and basin, ceramic tiled floor.



Outside

Driveway to private parking to . . .

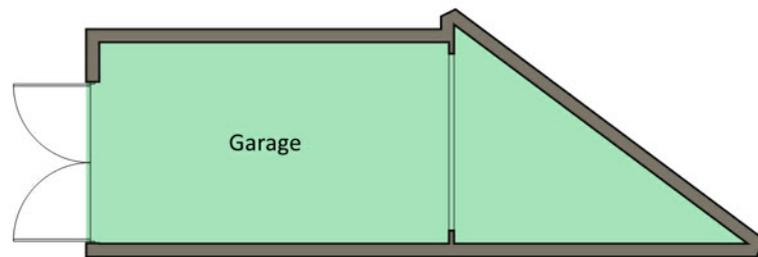
DETACHED DOUBLE GARAGE & LARGE WORKSHOP: 26' 3" x 18' 8" (8m x 5.7m)



Location:

Off Old Hollywood Road at the entrance to  
Motelands.

Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



# EPC

North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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