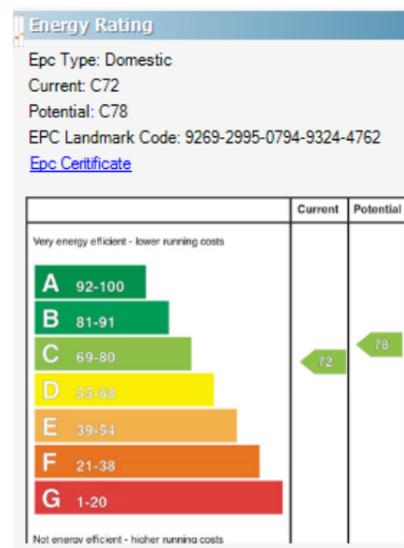


Outside

Paved forecourt to front. Enclosed courtyard to rear. Masonry garden store. Outside light.

TEMPLETON ROBINSON

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North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
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 Lisburn - 028 92 66 1700  
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Attention all investors and first time buyers alike... This spacious duplex apartment is ideally located just a few minutes walk to Hollywood town centre. Benefitting from its' own front door access, the property includes a private courtyard plus masonry outbuilding to the rear. The accommodation comprises entrance hallway, a good sized lounge, fitted kitchen with dining area plus 2 good sized built in storage cupboards. Upstairs, are three well proportioned bedrooms plus bathroom. The property is further enhanced by gas fired central heating and double glazed windows.

A highly convenient position on the doorstep of Hollywood's bustling town centre, the local railway halt also offers ease of access to Bangor, Belfast and several stops along the way making it ideal for those wishing to commute.

Offers Around  
**£110,000**

10 Church Green,  
 HOLYWOOD,  
 BT18 9DW

Viewing by  
 appointment with  
 & through agent  
 028 9042 4747



10 Church Green,  
HOLYWOOD,  
BT18 9DW

## Property Features

Attention all investors and first time buyers alike

Spacious Ground Floor Duplex Apartment with Own Front Door Access

Separate Lounge

Fitted Kitchen with Dining Area

Three well proportioned Bedrooms

Bathroom with white suite

Front Forecourt and Rear yard with outbuilding store

Gas fired central heating

uPVC Double Glazing

Sought After Location Within the Centre of Holywood

Convenient for Commuting via road & / or rail

Close to the North Down Coastline and to Country and Play Parks

Priced to Allow for Modernisation

\*\*\*NO ONWARD CHAIN

## Location:

Travelling from the Maypole in Holywood town centre, continue up Church Road and take the first on the right off Church into Church View. Turn left into Spencer Street. Church Green is first on the left.

## Property Comprises

### Entrance

ENTRANCE:

ENTRANCE HALL: uPVC double glazed front door with side lights, tiled floor, electrics cupboard. Glazed inner door to . . .

### Ground Floor

LIVING ROOM: 15' 5" x 12' 10" (4.7m x 3.9000m) (at widest points).

Feature fireplace with timber surround. \*Please note the fire has not been tested\*

INNER HALL: Staircase to first floor.

KITCHEN WITH DINING AREA: 15' 1" x 9' 6" (4.6m x 2.9m) Modern kitchen with range of built-in high and low level units, laminate worktops and upstands, stainless steel sink with drainer and mixer tap, space for cooker, stainless steel extractor fan, plumbed for washing machine, space for dishwasher, space for fridge freezer, built-in shelved pantry cupboard, access to additional storage under stairs, glazed hardwood door to exterior.

### First Floor

LANDING:

BEDROOM (1): 13' 1" x 8' 10" (4.0m x 2.7m) Oak effect laminate wood floor, built-in robe with shelf above.

BEDROOM (2): 9' 6" x 7' 7" (2.9m x 2.3m) Oak effect laminate wood floor, built-in robe with shelf above, boiler cupboard with gas fired boiler.

BEDROOM (3): 10' 2" x 6' 7" (3.1m x 2.0m) Oak effect laminate wood floor.

BATHROOM: Panelled bath with Redring electric shower over, pedestal wash hand basin, low flush wc, part tiled walls, extractor fan, heated towel rail.

