



29 Hollymount, Belfast, BT10 0GN

Price Guide £175,000

Located just off Finaghy Road South, we are pleased to offer for sale this semi - detached home which has been well looked after by its previous owner and offers excellent accommodation. Internally there are three good sized bedrooms, living room, kitchen open plan to dining area and shower room. Outside there is an easily maintained paved garden to rear and driveway to front providing off street parking. Further benefits include garage, oil fired central heating and PVC double glazed windows. Likely to appeal to a range of purchasers including families and first time buyers, viewing is recommended.

- Well Presented Semi-Detached House
- Kitchen Open Plan To Dining
- Oil Fired Central Heating / PVC Double Glazing
- Close To Leading Schools, Shops & Excellent Transport Links
- Three Good Sized Bedrooms
- First Floor Shower Room
- Enclosed Patio Garden To Rear, Driveway To Front, Garage
- Excellent Opportunity For The First Time Buyer Or Young Family

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
Northern Ireland		54	64
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC front door.

RECEPTION HALL

LIVING ROOM 14'5" x 12'5" (4.4 x 3.8)



Feature fireplace.

KITCHEN / DINING 17'4" x 11'1" (5.3 x 3.4)



Range of high and low level units, plumbed for washing machine, integrated oven, hob & extractor fan, 1.5 single drainer stainless steel sink unit with mixer tap.



ON THE FIRST FLOOR



BEDROOM ONE 12'5" x 11'1" (3.8 x 3.4)



Built in robes.

BEDROOM TWO 11'1" x 11'1" (3.4 x 3.4)



BEDROOM THREE 6'10" x 6'2" (2.1 x 1.9)



SHOWER ROOM



Pedestal wash hand basin, low flush W.C, enclosed shower.

OUTSIDE

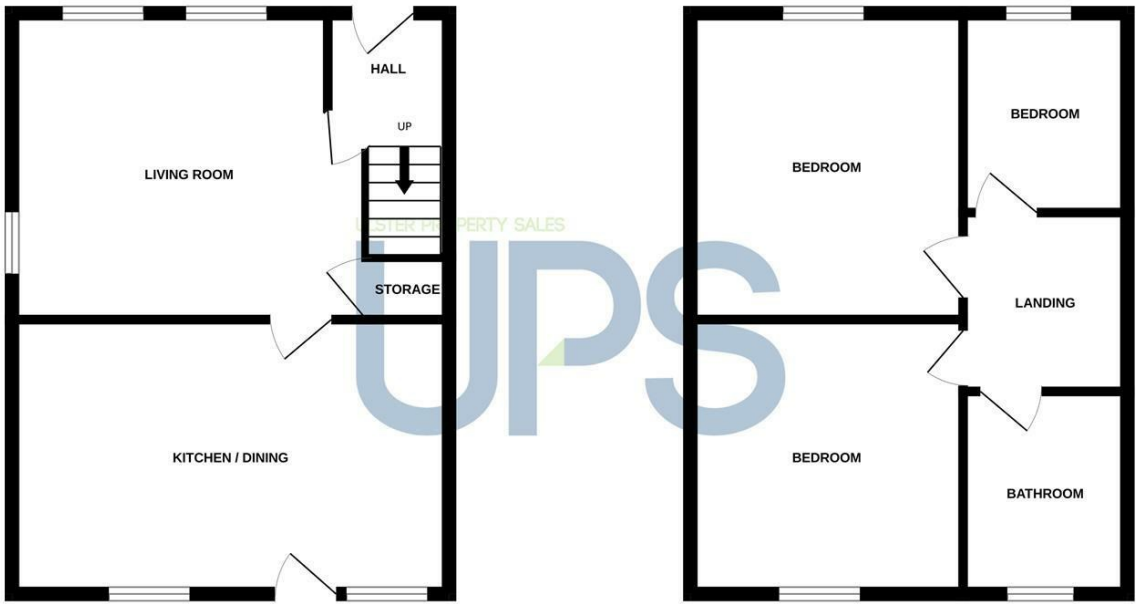


Good sized paved garden to rear, garage, front driveway.

Floor Plan

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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