



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 69 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

281 Hollywood Road,
Belfast,
County Antrim,
BT4

Offers Over: £249,950

Reeds Rains

reedsrains.co.uk

281 Holywood Road, Belfast, County Antrim, BT4

Offers Over: £249,950

EPC Rating: D

Positioned on an elevated site within a highly regarded & much admired residential address is this beautiful, extended, red brick Semi-Detached home.

Conveniently situated on the Holywood Road this fantastic property falls within close proximity to a wealth of day to day amenities, a superb selection of schooling for all ages and Belfast City Centre are all easily accessible.

Additionally, both Belmont & Ballyhackamore Villages are close by whilst Tesco Superstore at Knocknagoney and Holywood Exchange & Retail Park are only a short drive away.

The property itself consists of bright, deceptively generous & well-maintained accommodation throughout.

There is also a superb space to the rear with plumbing and electric which could be used as a home office, gym or kids playroom.

Boasting many selling points throughout, this fine home must be viewed internally to appreciate the many selling points on offer. With this in mind, early internal inspection comes strongly recommended.

Hardwood Front Foor With Glazed Inset To...

Entrance Hall

Laminated wooden flooring. Under stairs storage.

Downstairs Shower Room

Comprising corner shower cubicle with Mira Sport electric shower unit. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled

flooring. Recessed spotlighting.

Lounge

12'4" x 11'1" (3.76m x 3.38m)
Exposed timber flooring. Hole in wall fireplace with slate hearth. Cornice work. Ceiling rose.

Family Room

18'6" x 11'1" (5.64m x 3.38m)
At widest points. Brick fireplace. Laminated wooden flooring. Velux window. uPVC French doors to conservatory.

Conservatory

9 x 7'9" (9 x 2.36m)
uPVC French doors to rear.

Fitted Kitchen Open Plan To Casual Dining Area

17'4" x 9'6" (5.28m x 2.9m)
One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and formcia work surfaces. Space for cooker and integrated extractor hood. Space for fridge / freezer. Partly tiled walls. Exposed shelving. Ample dining area. Recessed spotlighting. Ceramic tiled flooring. Velux window.

First Floor

Bedroom One

12'4" x 11'1" (3.76m x 3.38m)

Bedroom Two

11'1" x 10'2" (3.38m x 3.1m)
Access to roof space via wooden ladder.

Bedroom Three

9'6" x 8'4" (2.9m x 2.54m)

Roof Space

Fully floored with light and power. Storage in the eaves. Velux window.

White Family Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. PVC panelled walls and ceiling. Extractor fan.

Landing

Built in storage with shelving and gas fired boiler.

Outside

Garden area to front in lawn, shrubs and flower beds. Gated side access via hobby room. Enclosed private garden area to rear with raised deck area. Outside tap / light.

Hobby Room

12'1" x 6'4" (3.68m x 1.93m)
Dual access. Vanity unit with inset sink and chrome dual mixer tap.

Home Office / Gym / Kids Playroom

For full EPC please contact the branch.

One bowl sink unit with chrome dual mixer tap. Range of high and low level units. Plumbed for washing machine. Space for tumble dryer. Access to roof space.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.