



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

120 Hollywood Road,
Belfast,
County Antrim, BT4

Offers Over: £239,950

 Reeds Rains

reedsrains.co.uk

120 Holywood Road, Belfast, County Antrim, BT4

Offers Over: £239,950

EPC Rating: C

This beautiful red brick Semi-Detached home sets back off the Holywood Road within East Belfast.

Finished to an excellent standard throughout, this superb property is ready for a new owner to just move in & enjoy.

Of particular note is the private, surprisingly quiet landscaped garden to rear, perfect to enjoy in the better weather and the secure gated car parking for multiple cars.

The location itself is hugely convenient as a wealth of day to day amenities and attractions are all on your doorstep.

Both Belmont & Ballyhackamore Villages are close by whilst Belfast City Centre is easily accessible for the daily commuter.

Boasting many selling points throughout, early internal inspection comes strongly recommended.

Steps To...

Solid Wooden Front Door With Glazed Inset To...

Entrance Hall

Laminated wooden flooring. Under stairs storage with Worcester gas fired boiler.

Lounge

15'2" x 11'8" (4.62m x 3.56m)

Feature fireplace with electric fire inset.

Dining Room

12'2" x 11'8" (3.7m x 3.56m)

Laminated wooden flooring.

Luxury Shaker Style Fitted Kitchen

14'5" x 6'4" (4.4m x 1.93m)

One bowl sink unit with dual mixer tap. Excellent range of high and low level soft closing units with stainless steel door furniture and wood effect work surfaces. Integrated five ring gas hob and integrated extractor hood. Separate built in double oven. Integrated microwave. Integrated dishwasher. Integrated fridge / freezer. Partly tiled walls. Laminated wooden flooring. Recessed spotlighting. uPVC door to enclosed rear garden.

First Floor

Bedroom One

11'7" x 10'8" (3.53m x 3.25m)

Laminated wooden flooring.

Bedroom Two

11'7" x 10'9" (3.53m x 3.28m)

Laminated wooden flooring.

Bedroom Three

8'2" x 7'5" (2.5m x 2.26m)

Laminated wooden flooring.

Contemporary White Bathroom Suite

Comprising walk in shower cubicle with thermostatically controlled shower unit and overhead drencher. Floating vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Part PVC paneled walls. Chrome heated towel rail.

Outside

Secure gated car parking for multiple cars. Side access. Enclosed private landscaped garden to rear bordered by fencing with lazy lawn, paved patio area and feature deck area with veranda. Outside tap / light.

Detached Garage

19'2" x 6'3" (5.84m x 1.9m)

With up & over door, light and power. Plumbed for washing machine. Space for tumble dryer. Separate built in storage area to rear.

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/c> ontents

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.

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For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.