



11 Hollymount
Belfast
BT10 0GL

Asking Price
£139,950

Dougan

RESIDENTIAL

Telephone 028 9030 8855
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KEY FEATURES

- Semi-Detached Family Home In A Popular And Well Established Development
- Excellent Location With Ease Of Access To Public Transport Services
- Many Local Amenities And Finaghy Village Within Walking Distance
- Bright And Spacious Front Living Room
- Rear Dining Room
- Kitchen With Breakfast Bar
- Three Generous Bedrooms With Built In Robes / Storage
- First Floor Family Bathroom
- Low Maintenance Paved Rear Garden
- Driveway Parking
- Detached Garage
- Double Glazing
- Oil Fired Central Heating
- Property Required General Updating



SUMMARY

Semi-detached family home located in a popular development just off Finaghy Road South, Belfast. The property benefits from an excellent location with many local amenities within walking distance. Main arterial routes and public transport services are easily accessible.

Internally the property comprises of a bright and spacious front living room, rear dining room and kitchen on the ground floor. Three generous bedrooms all with built in storage and a family bathroom are to the first floor.

The property further benefits from driveway parking for several cars to the front, detached garage and a private, low maintenance paved rear garden.

Properties on this street rarely come on to the market. Therefore early viewing is advised to appreciate this fine home.



ACCOMMODATION:

Ground Floor

ENTRANCE PORCH: Leading to:

ENTRANCE HALL: Glazed front door, under stair storage, cornicing

LIVING ROOM: 11' 3" x 10' 8" (3.43m x 3.25m) Feature fireplace, cornicing

DINING ROOM: 12' 1" x 10' 8" (3.68m x 3.25m) Feature fireplace, cornicing

KITCHEN WITH BREAKFAST AREA : 10' 2" x 7' 4" (3.1m x 2.24m) Range of high and low level units, wood effect work surfaces, stainless steel sink unit, breakfast bar, partly tiled walls, plumbed for dishwasher, integrated oven and hob, tongue and groove ceiling

First Floor

LANDING: Roof space access

BEDROOM (1): 12' 8" x 10' 7" (3.86m x 3.23m) Built in furniture

BEDROOM (2): 11' 4" x 10' 8" (3.45m x 3.25m) Built in furniture

BEDROOM (3): 8' 1" x 7' 5" (2.46m x 2.26m) Built in furniture

BATHROOM: Panel bath, low flush w.c, wash hand basin with chrome taps, hot press, tiled walls, tongue and groove ceiling

Outside

DETACHED GARAGE:

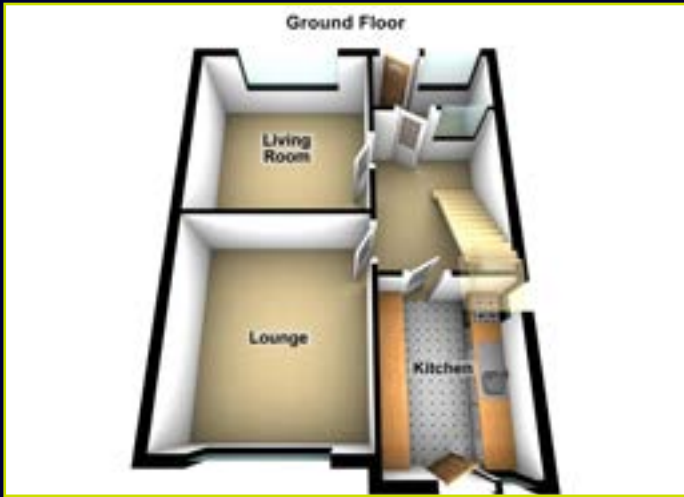
Paved driveway. Front garden laid in lawn.

Paved rear garden.

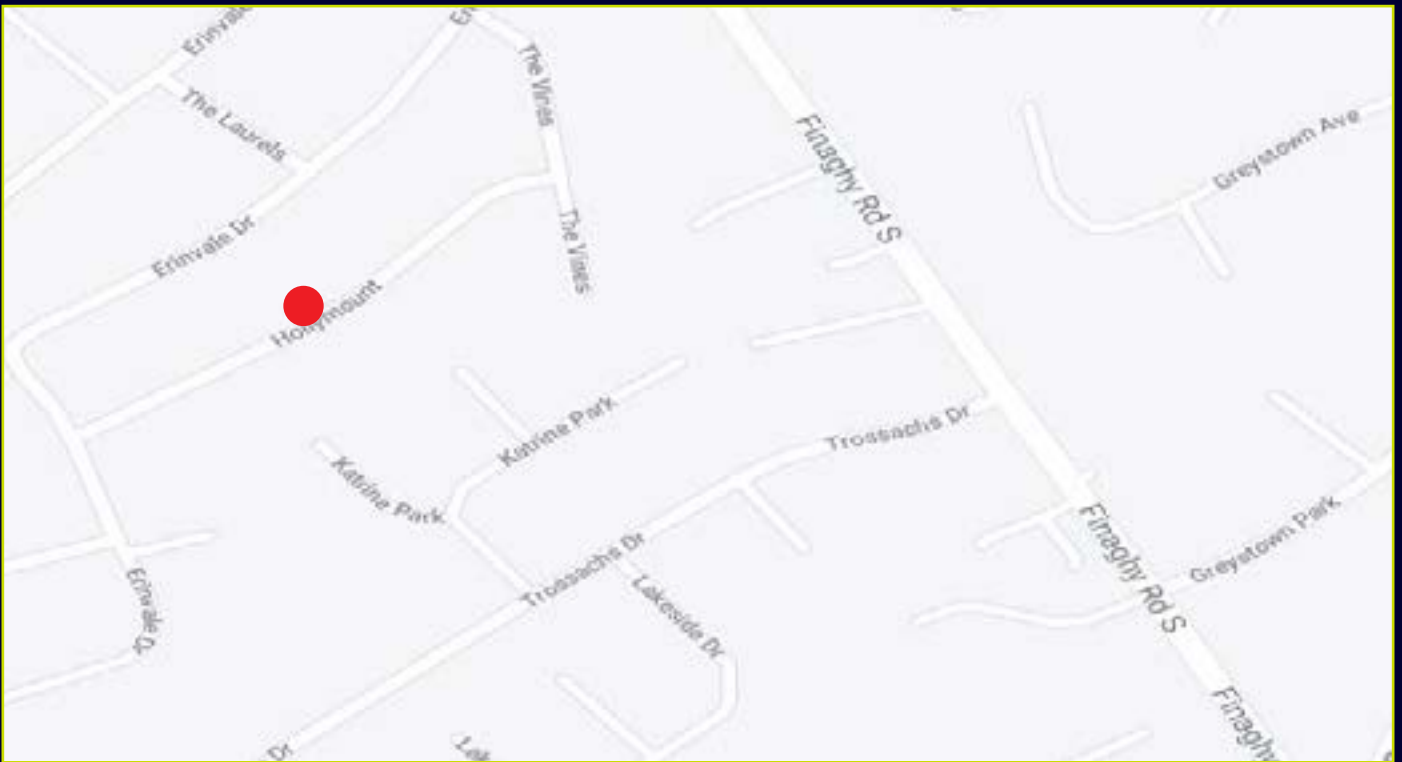




FLOOR PLANS (NOT TO SCALE)

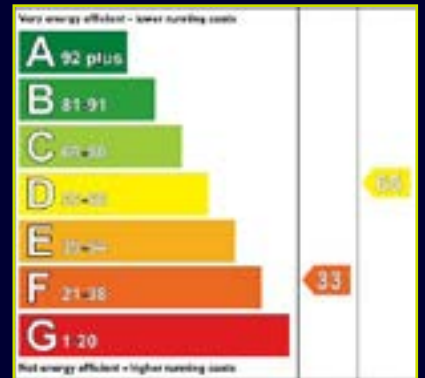


LOCATION MAP



DIRECTIONS: Travelling down Finaghy Road South from Upper Malone, turn left on to Erinvale Avenue and then immediately left on to Erinvale Drive. Take the first left on to The Vines and Hollymount is the first street on the right.

EPC



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