

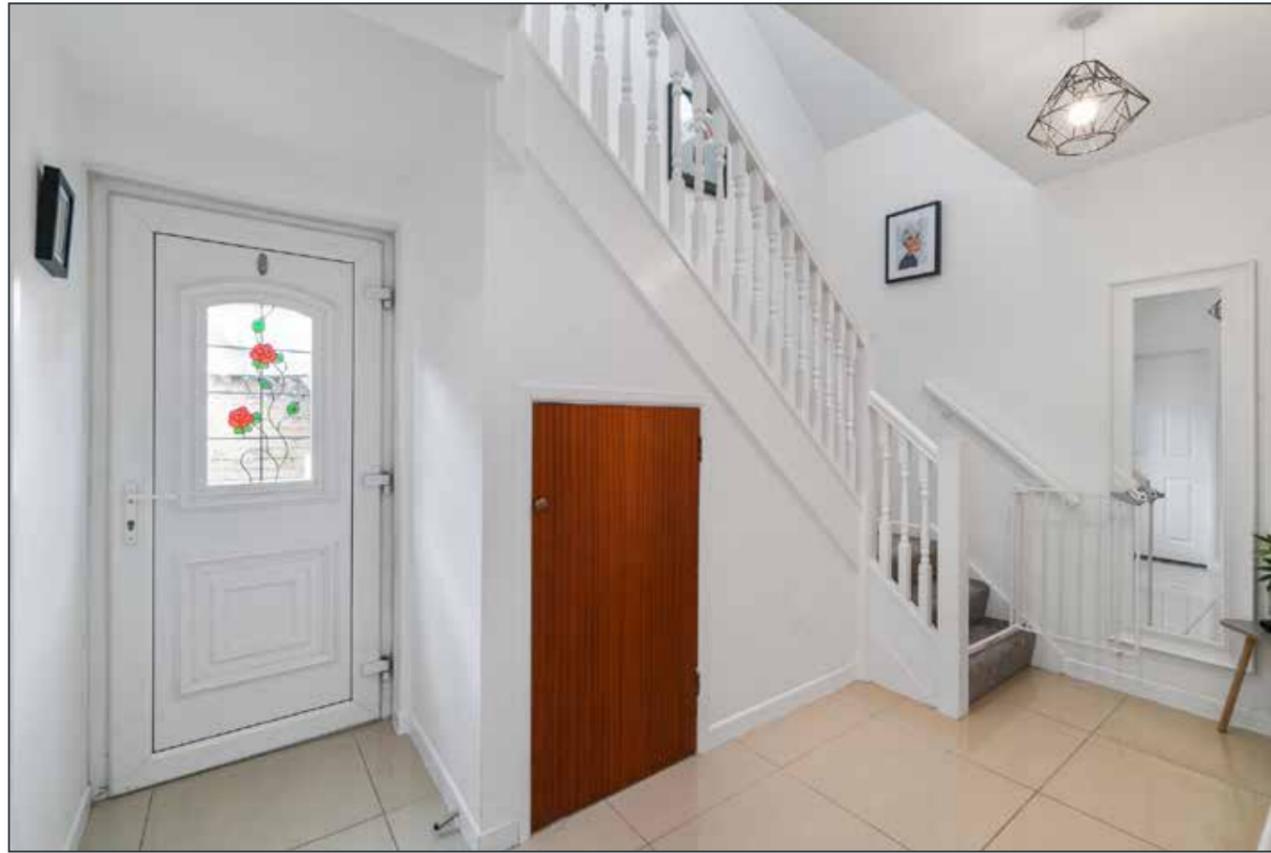
simon**BRIEN**
RESIDENTIAL

1 Alexandra Place,
Holywood, BT18 9DR



Offers Over £199,950

Telephone 02890 428989
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KEY FEATURES

- Two bedroom detached property in the centre of Holywood
- Highly convenient location seconds from High Street
- Recently refurbished throughout
- Open plan kitchen, living and dining area
- Bathroom
- Bedroom one with ensuite shower room
- Dressing room
- Large storage room
- Enclosed private garden
- Gas fired central heating
- Double glazed windows

SUMMARY

We are delighted to present this unique two bedroom detached property in the centre of Holywood, seconds from the High Street.

The accommodation comprises a bright entrance hall, open plan kitchen, living and dining space and a bathroom all on the ground floor. On the first floor are two good sized bedrooms, bedroom one with ensuite shower room, in addition there is a dressing room and a large storage room for sheets and towels. The property benefits from gas central heating and double glazed windows. Outside there is a generous garden which is private, low maintenance and also enjoys all the afternoon and evening sunshine.

Internal inspection is highly recommended to appreciate what this home has to offer.



THE PROPERTY COMPRISES:

GROUND FLOOR

PVC door with glazed inset.

ENTRANCE HALL:

12' 3" x 7' 7" (3.73m x 2.31m)

Storage cupboard under stairs.

BATHROOM:

8' 7" x 4' 9" (2.62m x 1.45m)

Contemporary white suite comprising of low flush WC, wash hand basin with vanity below, panelled bath with mixer tap and shower fitment, heated towel rail, tiled floor, fully tiled walls.

**OPEN PLAN KITCHEN/LIVING/DINING:
21' 8" x 18' 3" (6.6m x 5.56m)**

Excellent range of high and low level fitted units with 1.5 drainer stainless steel sink unit with mixer tap, integrated dishwasher, 4 ring induction hob, stainless steel extractor hood and under oven, plumbed for washing machine, partly tiled walls, dining space for 4, tiled fire surround, wood laminate floor, glazed PVC door to rear right of way for bin access. Velux windows.



FIRST FLOOR

LANDING:

Access to roofspace.

STORAGE ROOM:

With hanging space and shelving.

DRESSING ROOM:

7' 7" x 5' 0" (2.31m x 1.52m)

Gas boiler. Hanging space and shelving.

BEDROOM (1):
10' 2" x 8' 10" (3.1m x 2.69m)



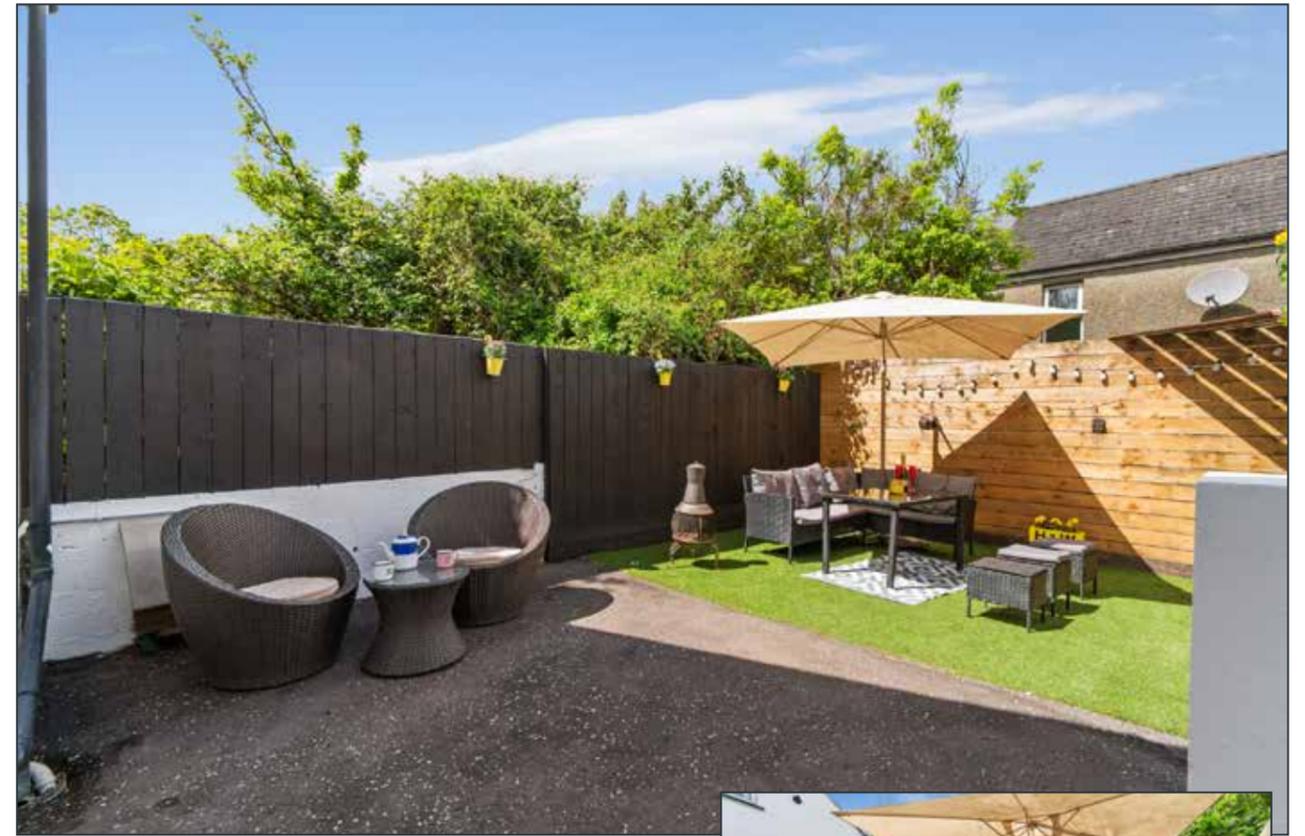
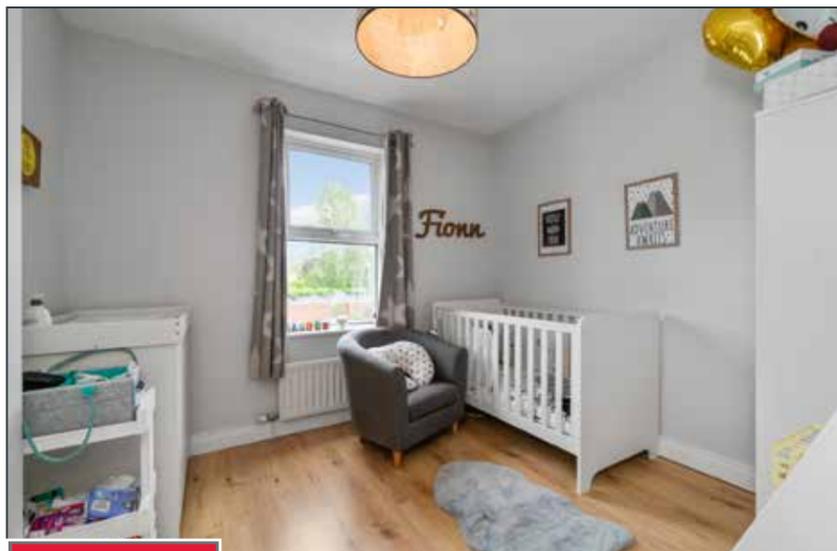
ENSUITE SHOWER ROOM:

Low flush WC, wash hand basin, fully tiled shower.



BEDROOM (2):
10' 3" x 9' 5" (3.12m x 2.87m)

Wood laminate floor.

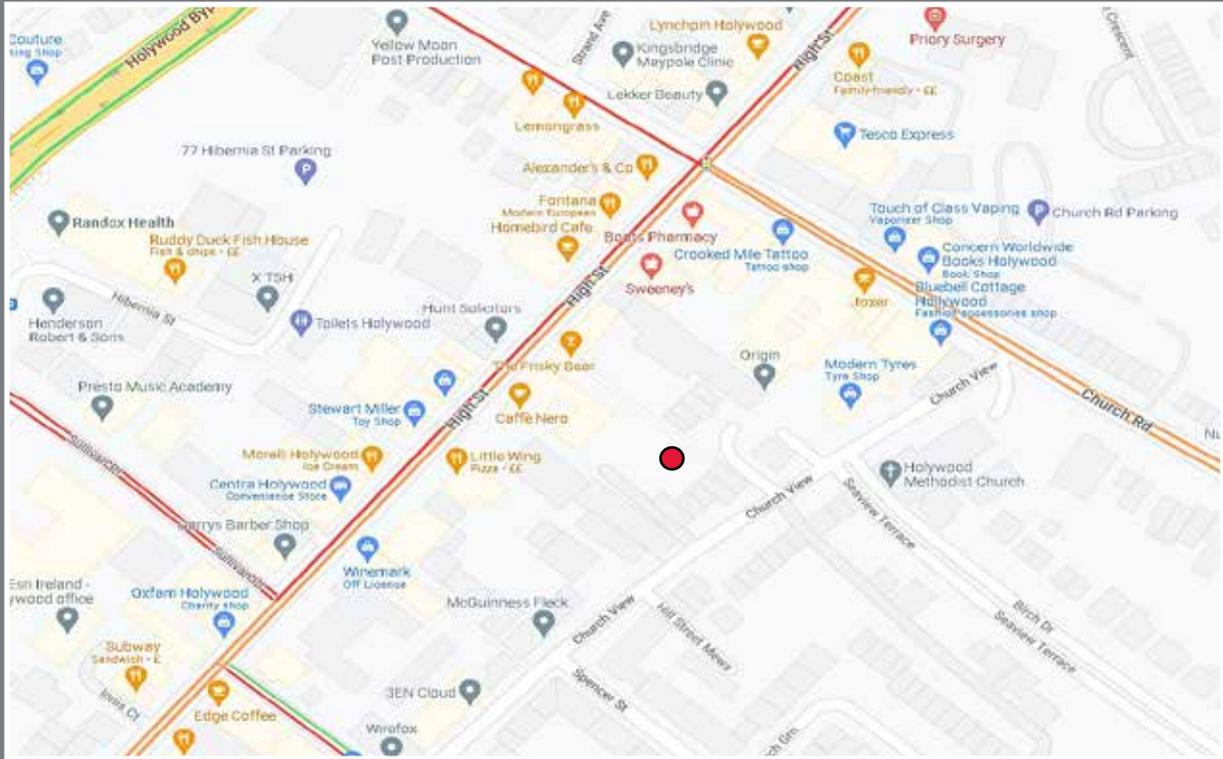


OUTSIDE

Enclosed private garden.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/E/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2657-0051-7285-7552-7210

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