

simon**BRIEN**
RESIDENTIAL

29a Strand Avenue,
Holywood, BT18 9AW



Asking Price £125,000

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KEY FEATURES

- Well presented ground floor duplex apartment
- Own door entrance with garden to front and rear yard
- Within walking distance to Hollywood's array of shops, restaurants and cafés
- Open plan living dining area
- Fitted kitchen with access to rear yard
- Three well proportioned bedrooms on first floor
- Shower room on first floor
- Gas central heating / double glazing
- Ideal for young couples, first time buyers or investors

SUMMARY

This well presented duplex apartment offers doorstep convenience to Hollywood's High Street with its many shops, restaurants and cafés and also close at hand is George Best Belfast City Airport, Hollywood Exchange and the Belfast City Centre is easily accessible via both road and rail.

The internal accommodation comprises of a living room open plan to dining area, fully fitted kitchen and three well proportioned bedrooms with modern shower room on the first floor. Other benefits include gas central heating and double glazing throughout.

This home is sure to create instant interest to the first time buyer, young professional or investor alike and with little to do but move in we recommend your earliest appraisal.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

5' 10" x 3' 9" (1.78m x 1.14m)

Glazed uPVC front door, laminate strip wood floor.

LIVING/DINING ROOM:

18' 8" x 11' 11" (5.69m x 3.63m)

Laminate strip wood floor.



REAR HALLWAY:

Storage under stairs, glazed uPVC door to rear patio.

KITCHEN:

10' 9" x 8' 7" (3.28m x 2.62m)

Excellent range of high and low level units, plumbed for washing machine and recess for tumble drier, recess for 4 ring range cooker and fridge freezer, partly tiled walls.



FIRST FLOOR



BEDROOM (1):

11' 9" x 9' 8" (3.58m x 2.95m)

Built in robe with hanging rail and shelving, solid wood flooring.



BEDROOM (2):

11' 10" x 6' 5" (3.61m x 1.96m)

Laminate strip wood floor.



BEDROOM (3):

8' 8" x 7' 10" (2.64m x 2.39m)

BATHROOM:
8' 9" x 6' 6" (2.67m x 1.98m)

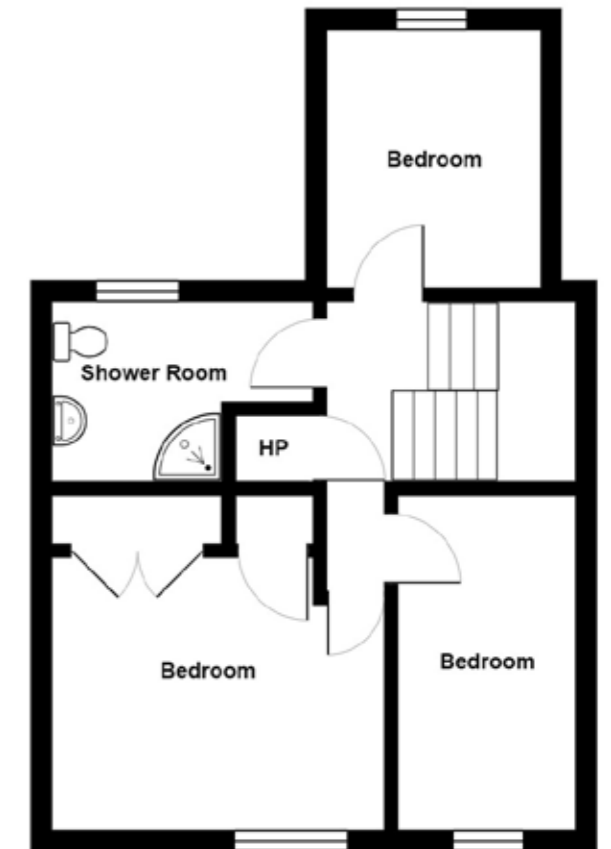
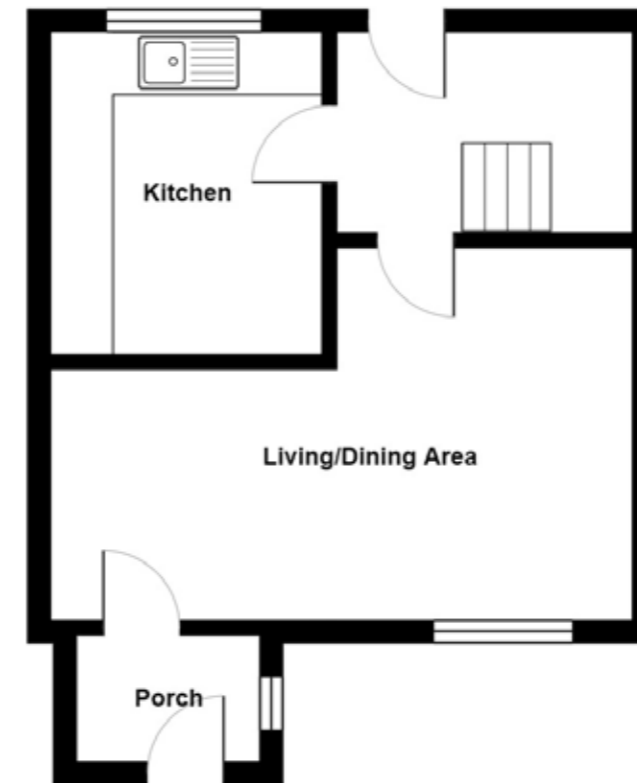
Fully tiled shower cubicle, electric Mira shower unit, pedestal wash hand basin with mixer taps, low flush WC, ceramic tiled floor, partly tiled walls, extractor fan.



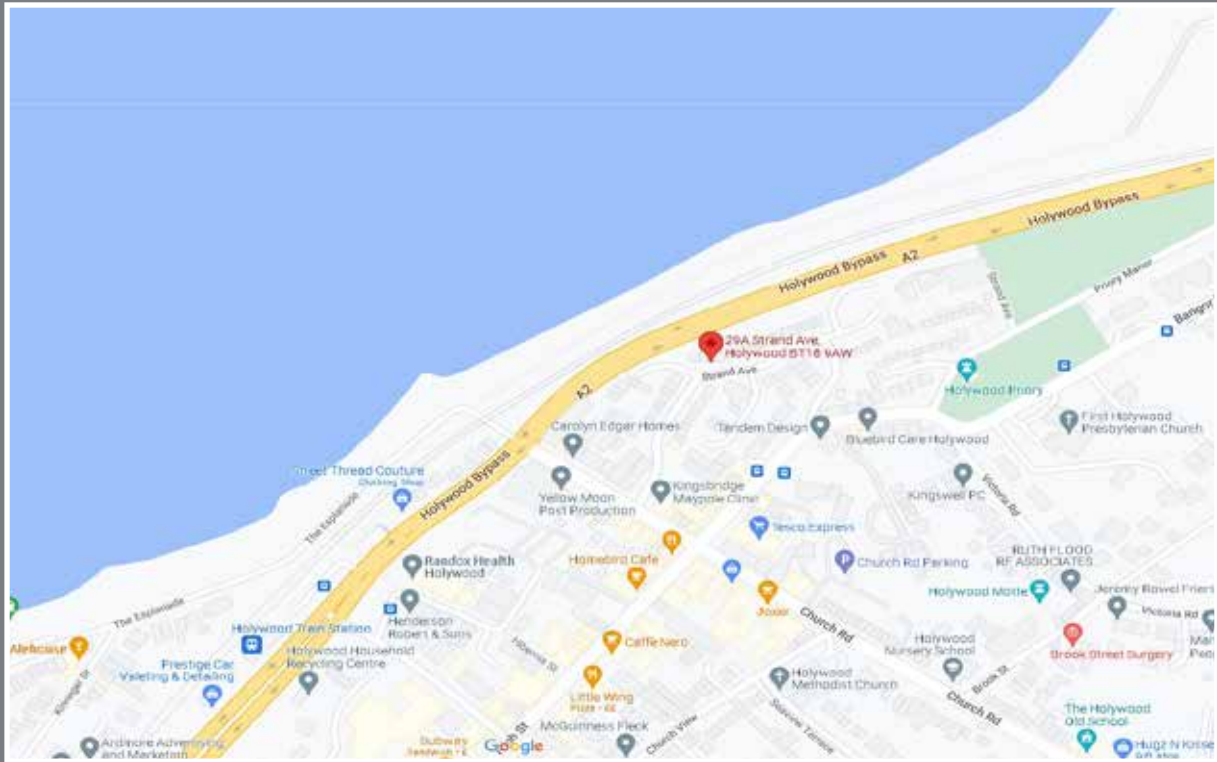
LANDING:
Hotpress with slatted shelving.

OUTSIDE

Garden to front and yard to rear.



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: DB/G/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0001-2128-2538-2722-9821

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