

simon**BRIEN**  
RESIDENTIAL

46a Strathearn Court,  
Holywood, BT18 9NR



Asking Price £114,950

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- First floor two bedroom apartment
- Own door access
- Living/dining room
- Fitted kitchen
- Recently fitted shower room
- Two bedrooms
- Gas central heating
- Double glazed windows
- Off street parking
- Outside space
- Highly convenient location close to Belfast city centre and walking distance to Hollywood

#### SUMMARY

46a Strathearn Court is a two bedroom first floor apartment within this popular and convenient development.

With your own door access you have a flight of stairs to your accommodation. The accommodation comprises of a living and dining room, fitted kitchen, two bedrooms and a shower room which has been recently updated by the current owner. The property benefits from gas central heating and double glazed windows. Outside there is a designated space for parking and a patio to the rear.

Strathearn Court has always been a popular place for first time buyers, investors and downsizers. A short walk into Hollywood and a ten minute drive into the city centre gives this location ultimate convenience.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

PVC panelled entrance door to stairs to First Floor.

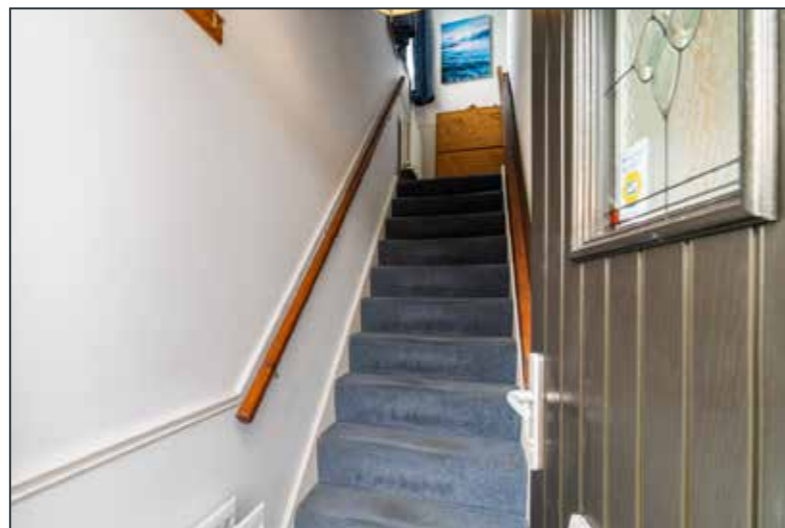
##### FIRST FLOOR

##### LANDING:

Access to partially floored roofspace via ladder.

##### LIVING ROOM:

14' 11" x 11' 6" (4.55m x 3.51m)



**KITCHEN WITH BREAKFAST AREA:  
10' 7" x 6' 1" (3.23m x 1.85m)**

High and low level units, stainless steel single drainer sink unit with mixer taps, 4 ring ceramic hob with under oven, plumbed for washing machine, space for fridge freezer, concealed gas boiler, partly tiled walls, wood laminate floor.



**BEDROOM (1):  
11' 1" x 9' 5" (3.38m x 2.87m)**



**BEDROOM (2):  
10' 6" x 5' 5" (3.2m x 1.65m)**

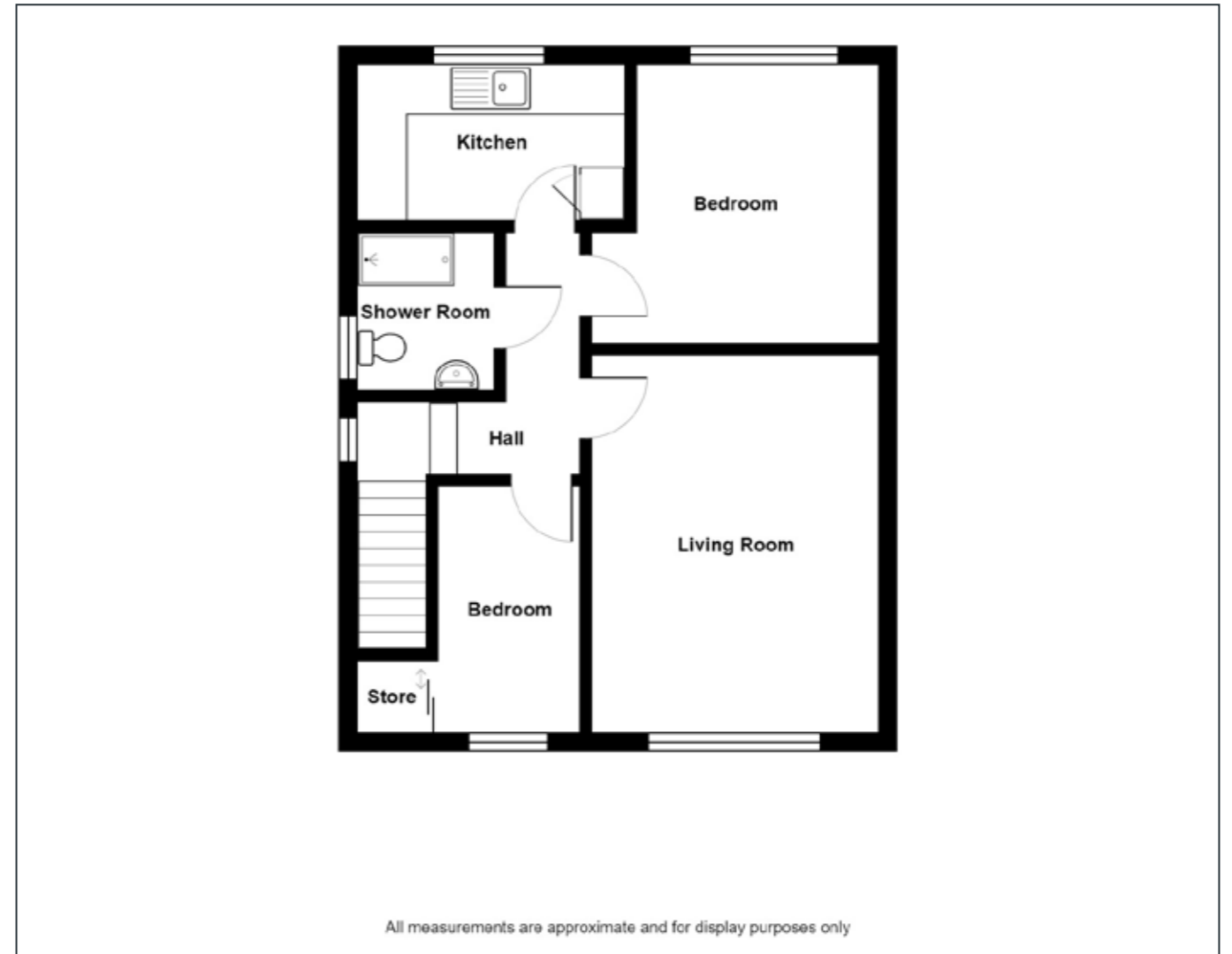


**SHOWER ROOM:**

Low flush WC, wash hand basin with vanity drawers below, large walk in shower with chrome thermostatic fittings, tiled floor, chrome heated towel rail, recessed lighting.

**OUTSIDE**

Outside space. Parking to side.



# 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](http://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/H/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9783-0051-8288-5172-7210

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