

simon**BRIEN**  
RESIDENTIAL

25 Trevor Street,  
Holywood, BT18 9NA



Offers Around £169,950

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



#### KEY FEATURES

- Exceptionally well presented mid terrace property
- Set in the heart of Holywood
- Walking distance to range of amenities, shops and restaurants
- Drawing room with open fire
- Open plan kitchen, dining, living area with double doors to rear yard
- Fitted kitchen with range of integrated appliances
- Two bedrooms over the first and second floor
- Luxury white bathroom suite on first floor
- Enclosed south facing rear yard
- Gas fired central heating

#### SUMMARY

Located in this consistently popular and sought after area of Holywood, this property has been extensively extended and refurbished in recent years to offer bright, well appointed and deceptively spacious accommodation.

In brief this includes: entrance hall, cosy drawing room with feature fireplace with open fire, large open through kitchen/dining room with luxury fitted shaker style kitchen and double doors to rear yard. Upstairs are the master bedroom, large bathroom, study/games room/bedroom 2. The property is further complimented by gas fired central heating, is double glazed and has a rear yard.

Set within walking distance of the town centre and convenient to public transport and major roads to Belfast and the M3 motorway links, this property offers an excellent opportunity to the first time buyer, downsizer or investor to purchase a "ready to move in house" with an excellent track record for sustainable and increasing investment. As with most properties of this nature we would anticipate strong demand hence early viewing is recommended.

#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### ENTRANCE HALL:

**13' 1" x 3' 1" (3.99m x 0.94m)**

Composite front door with fan light, corniced ceiling, solid oak wood floor.

##### LIVING ROOM:

**13' 3" x 9' 11" (4.04m x 3.02m) Into bay.**

Open fire with cast iron surround, tiled inset, slate tiled hearth, corniced ceiling, solid wood flooring.



**KITCHEN/LIVING/DINING:**

**19' 11" x 11' 11" (6.07m x 3.63m) At widest points.**

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, integrated Beko electric oven, 4 ring gas hob, stainless steel extractor hood with integrated lighting, plumbed for washing machine, recess for fridge freezer, Worcester Bosch concealed gas boiler, partly tiled walls, ceramic tiled floor, glazed double doors to rear yard. Open to living/dining area, dining space for 4-6 people, laminate strip wood floor, storage under stairs, recessed lighting.



**FIRST FLOOR**

**BEDROOM (1):**

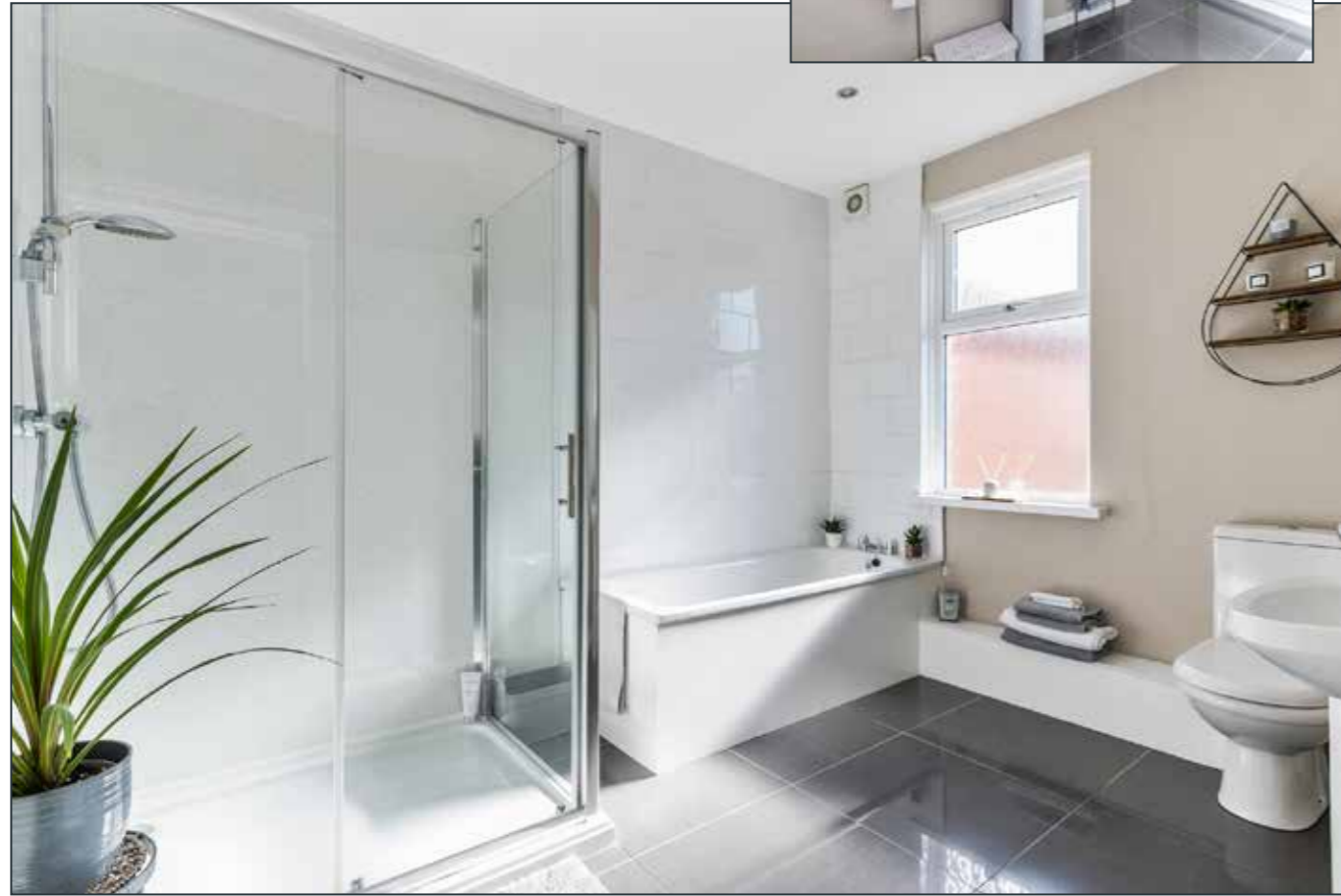
**13' 6" x 9' 10" (4.11m x 3m)**

Range of built in mirrored robes with hanging rail and shelving.



**BATHROOM:**  
**10' 11" x 8' 3" (3.33m x 2.51m)**

Luxury white suite comprising walk in shower cubicle with thermostatically controlled shower, panelled bath with mixer taps, low flush WC, pedestal wash hand basin, chrome heated towel radiator, partly tiled walls, ceramic tiled floor, extractor fan.



**OUTSIDE**

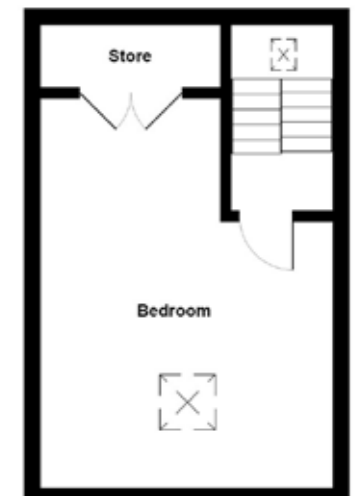
Enclosed south facing rear yard, outdoor tap and light.



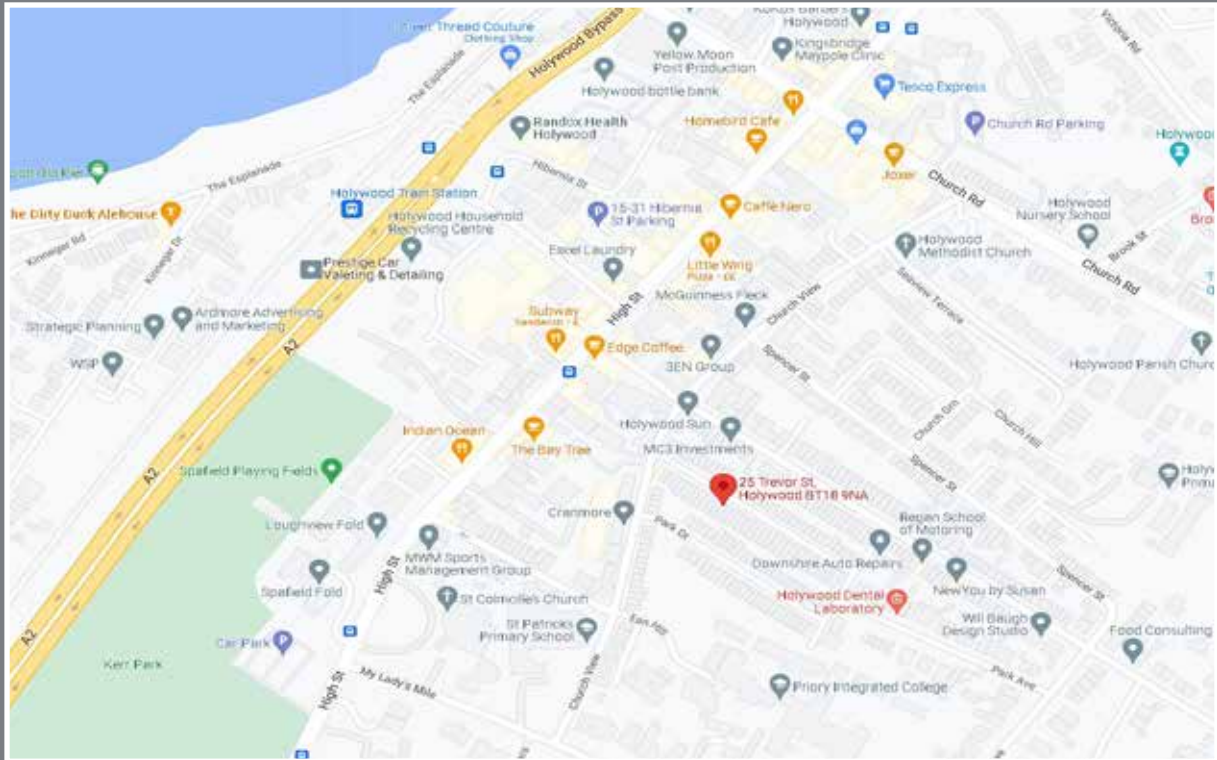
**SECOND FLOOR**

**BEDROOM (2):**  
**16' 1" x 13' 7" (4.9m x 4.14m) At widest points.**

2 Velux windows, solid wood flooring, built in shelving, storage into eaves.



# 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

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REF: DB/I/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	64   D
39-54	E		
21-38	F		
1-20	G		

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