



A well presented, bright & spacious semi-detached dwelling conveniently located just off the Holywood Road.

Occupying a fine, level site the property affords driveway offering ample parking along with a larger than average, notably private rear garden. Internally, the accommodation offers a generously proportioned and practical layout. Briefly comprising living room, recently installed kitchen with dining area, cloaks WC and upstairs; three well-proportioned bedrooms plus shower room. Complimented by a high standard of finish, the property is beautifully presented and tastefully decorated throughout leaving the eventual purchaser little to do but move in and enjoy.

Positioned along a no through road between the Holywood and Circular Roads, Ashmount Park is an equally quiet yet convenient residential area. Within close proximity to Belmont, Ballyhackamore plus various amenities including Victoria Park, George Best City Airport, along with an excellent variety of local schools. It is also within commuting distance by road or public transport to Belfast and beyond.

Offers Around
£199,950

78 Ashmount Park,
Holywood Road,
BELFAST,
BT4 2FL

Viewing by
appointment
through agent
028 9042 4747

- A well presented, bright & spacious semi-detached
- Occupying a fine level site with driveway offering off street parking
- Enclosed, notably private, larger than average rear garden
- Tastefully decorated throughout
- Spacious living room with multi fuel stove
- Shaker style kitchen incorporating range of built in appliances
- Walk in larder downstairs / Rear hallway leading to cloaks WC
- Three well-proportioned bedrooms / Modern shower room / Various built in storage solutions
- Slingsby ladder to floored roofspace with light & power
- Gas fired central heating / uPVC frame double glazed windows
- Equally quiet & convenient location just off the Hollywood Road
- Various amenities including Victoria Park, George Best City Airport, along with an excellent variety of local schools
- Within close proximity to Belfast, Belmont & Ballyhackamore - Ideal for those wishing to commute

The Property Comprises:

Ground Floor

Composite front door with side lights to . . .

HALLWAY: Ceramic tiled floor, electric cupboard.

LIVING ROOM: 17' 9" x 11' 6" (5.4m x 3.5m)

Engineered oak effect laminate wood floor, multi-fuel stove.

KITCHEN WITH DINING AREA : 16' 5" x 11' 2" (5m x 3.4m) Shaker style kitchen with excellent range of high and low level units with dresser wall, Blanco 1.5 bowl stainless steel sink with drainer and mixer tap, range of built in appliances to include Hoover four ring ceramic hob, Hoover eye level oven and grill, built-in dishwasher, built-in fridge freezer, plumbed for washing machine.

LARDER CLOBIARD: 8' 6" x 2' 4" (2.6m x 0.7m) Understairs, accessed via kitchen.

REAR HALLWAY: Ceramic tiled floor, uPVC double glazed door to exterior.

CLOAKROOM: Low flush wc, wash hand basin with mixer tap, tiled splash back and low level cupboard, heated towel rail, ceramic tiled floor.



First Floor

LANDING: Two large storage cupboards, access to loft via Slingsby ladder.

BEDROOM (1): 11' 6" x 10' 6" (3.5m x 3.2m)

Range of built-in storage including robes, high level cupboard and bedside tables.

BEDROOM (2): 11' 2" x 9' 10" (3.4m x 3m)

BEDROOM (3): 9' 10" x 7' 3" (3m x 2.2m)

SHOWER ROOM: Fully tiled walk-in shower cubicle with drencher shower unit and hand held shower, pedestal wash hand basin with mixer tap, low flush wc, heated towel rail, fully tiled walls, ceramic tiled floor, low voltage spotlights, window.

ROOFSPACE: Fully floored with light and power, gas fired boiler.



Outside

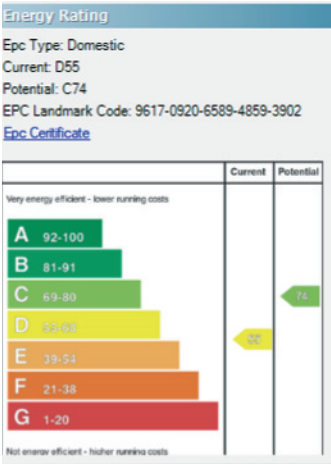
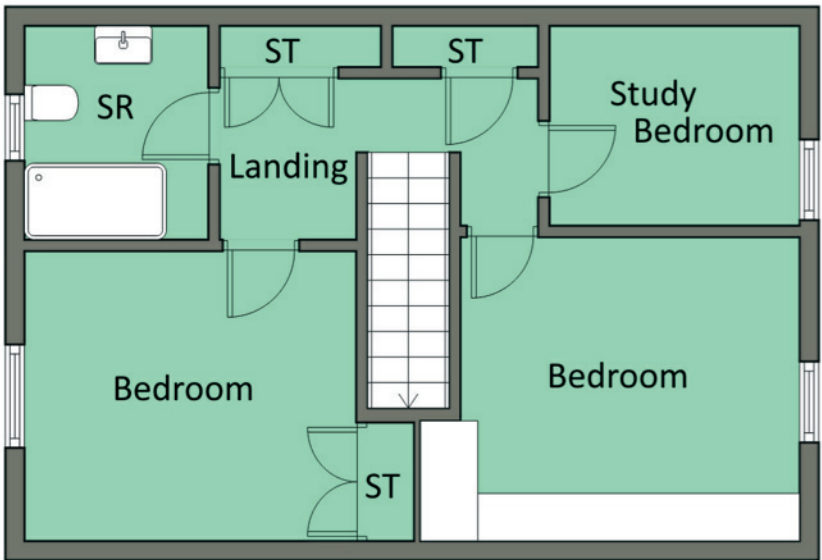
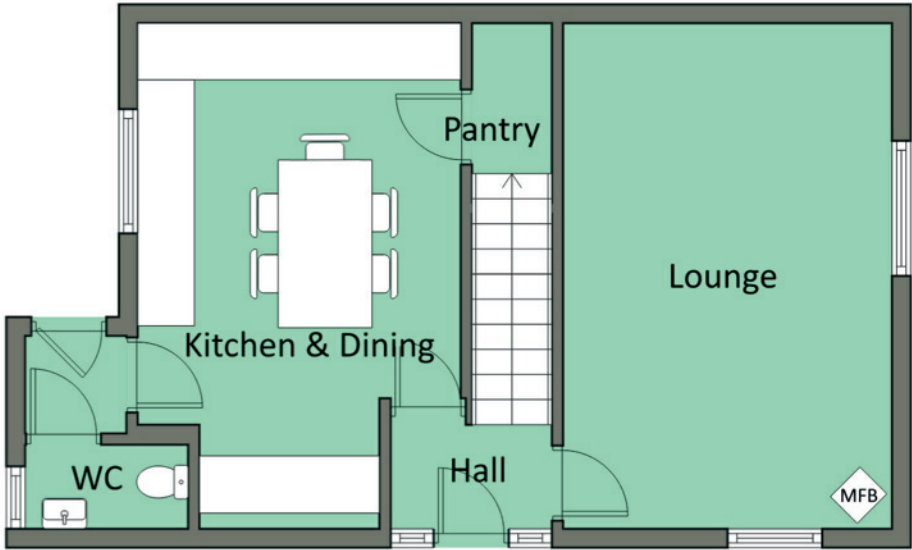
Driveway offering ample parking for several vehicles. Enclosed, notably private, good sized rear garden in lawn bordered by fencing.

SHED: With electricity, could be used as utility.

Location:

Heading out of the city on the Hollywood Road, continue past BP filling station on your left and turn right after shops into Circular Road. Take the second turning on the left into Carolhill Park. At the top of Carolhill Park turn right into Ashmount Park.





These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.