



110 OLD HOLYWOOD ROAD

Belfast, BT4 2HL

Offers over **£420,000**



DETACHED | 3  | 2  | 2 

We are delighted to bring to the market this immaculately presented and extended detached villa, ideally positioned and set back from Old Holywood Road in East Belfast.

Inside, the accommodation comprises a canopied entrance porch leading into a bright and spacious entrance hall, lounge, separate living room and a modern fitted kitchen with ample dining area. Upstairs are three well-proportioned bedrooms and a modern family bathroom with a four-piece suite.

Outside, the tarmac driveway provides generous off-street parking leading to an attached garage, which has been adapted internally to give substantial storage to the front, a utility room with extensive built-in storage, and a downstairs shower room to the rear (accessed off the kitchen). Additionally, there are low maintenance stoned areas with mature shrubs to the front and a private enclosed garden in lawn to the rear with a large, paved patio area for outside entertaining and children at play.

This home is ideally located within walking distance of Belmont and Ballyhackamore villages, with their vast array of local shops and restaurants. George Best City Airport, Tesco 24hr Knocknagoney, and Belfast city centre are also easily accessible, along with many well-regarded Primary and Post-Primary schools.

Early viewing is highly recommended to avoid disappointment as we expect immediate interest.



KEY FEATURES

- Superbly Presented and Extended Detached Villa on the Ever-Popular Old Holywood Road in East Belfast
- Lounge and Separate Living Room
- Contemporary Fully Fitted Kitchen with Excellent Range of Units Open to Dining Area with Patio Doors Overlooking Immaculate Rear Garden
- Separate Utility Room and Downstairs Shower Room
- Three Well-Proportioned Bedrooms
- Modern Family Bathroom with White Suite
- PVC Double Glazing and Gas Heating
- Tarmac Driveway with Generous Parking
- Private Rear Garden Laid in Lawn with Large Paved Patio Area
- Close to Stormont Parliament Buildings, The Ulster Hospital and George Best City Airport
- Within Ten Minutes' Drive of Central Belfast
- Within the Catchment Area to a Range of Leading Primary and Post Primary Schools
- Within Walking Distance of Holywood, Ballyhackamore and Belmont Villages



ROOM DETAILS

Ground Floor

- Entrance Porch
- Entrance Hall
- Lounge
11'11" x 10'9"
- Living Room
15'10" x 10'9"
- Open Plan Kitchen/Diner
18'9" x 15"
- Utility Room
9'11" x 6'10"
- Shower Room

First Floor

- Picture Window on Stair-Turn
- Landing
- Bedroom One
14'5" x 10'9"
- Bedroom Two
13'4" x 10'9"
- Bedroom Three
11'1" x 8'10"
- Bathroom

Outside

- Tarmac Driveway
- Low Maintenance Stoned Areas To Front
- Rear Private Enclosed Garden in Lawn
- Paved Patio Area





FLOOR PLANS





DIRECTIONS

Travelling along the Old Holywood Road in the direction of Holywood, no 110 is located on the left-hand side, in the layby, after Kennel Bridge.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	59	68
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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