

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com



105 Hollywood Road
Belfast, BT4 3BE

Asking Price £259,950

KEY FEATURES

- Stunning Double Bay Front Period Residence Built c. 1906
- Many Original Features Retained - Extending To c. 1,750 Sq Ft
- Living Room With Bay Window And Feature Fire Place
- Dining Room With Bay Window And Feature Fire Place
- Family Room / Bedroom 4
- Modern Fitted Kitchen With Casual Dining Area
- Three Double Bedrooms
- Master With Luxury Ensuite Bathroom (Recently Fitted)
- Separate Shower Room
- Low Maintenance Rear Garden
- Gas Heating System & Double Glazed
- Close To Many Leading Primary, Secondary And Grammar Schools
- Belmont & Ballyhackamore Within Walking Distance
- Early Viewing Advised To Appreciate This Fine Home



SUMMARY

Recently refurbished, stunning, double bay fronted, red brick period home located on the Hollywood Road just a short walk from the vibrant Belmont Road. The property has been maintained to an excellent standard, with high ceiling, and retains many original features since its construction in c. 1906.

This fine residence boasts accommodation extending to c. 1750 sq ft. The ground floor comprises of a bay fronted living room, bay fronted drawing room, family room / bedroom 4 and kitchen with dining area on the ground floor.

To the first floor is a spacious landing, a further three double bedrooms (master with a recently fitted luxury ensuite bathroom) and a well appointed shower room with separate w.c.

The property further benefits from a low maintenance rear garden, double glazing and gas fired central heating.

Many local coffee shops, boutiques and eateries are with walking distance and many leading primary, secondary and grammar schools are close at hand.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE PORCH:

Wooden front door, wood strip flooring

ENTRANCE HALL:

Cloak room, understair storage, picture rail, dado rail, cornicing, ceiling rose, wooden floor

LIVING ROOM: 17' 5" x 12' 2" (5.31m x 3.71m)

Bay window, feature fireplace, wooden floor, cornicing, picture rail, dado rail

DINING ROOM: 16' 7" x 11' 8" (5.05m x 3.56m)

Bay window, feature fireplace, cornicing, picture rail, dado rail

FAMILY ROOM / BEDROOM 4: 11' 1" x 10' 7" (3.38m x 3.23m)

Wood strip flooring, partial tongue and groove wall panelling, picture rail

KITCHEN WITH DINING AREA : 12' 0" x 10' 1" (3.66m x 3.07m)

Excellent range of high and low level units with chrome handles and feature under lighting, formica work surfaces, stainless steel sink unit, integrated oven and four ring gas hob, chrome extractor fan with glass canopy over, integrated fridge, plumbed for washing machine, plumbed for dishwasher, tiled floor, partly tiled walls, tongue and groove ceiling, spot lighting

First Floor

LANDING:

Linen closet, dado rail, cornicing

BEDROOM (1): 13' 3" x 11' 9" (4.04m x 3.58m)

Bay window, cornicing, ceiling rose, picture rail

ENSUITE BATHROOM:

Luxury white suite comprising of a panel bath with chrome taps and drench style shower fitting, wash hand basin with chrome taps and storage under, low flush w.c, fully tiled walls, tiled floor, spot lighting, cornicing

BEDROOM (2): 14' 0" x 12' 2" (4.27m x 3.71m)

Feature fire place, cornicing, ceiling rose, picture rail

BEDROOM (3): 12' 1" x 10' 3" (3.68m x 3.12m)

Cornicing, picture rail, feature fire place

SHOWER ROOM:

Fully tiled shower cubicle, wash hand basin with chrome taps, fully tiled walls, access to spacious roof space

SEPARATE W.C:

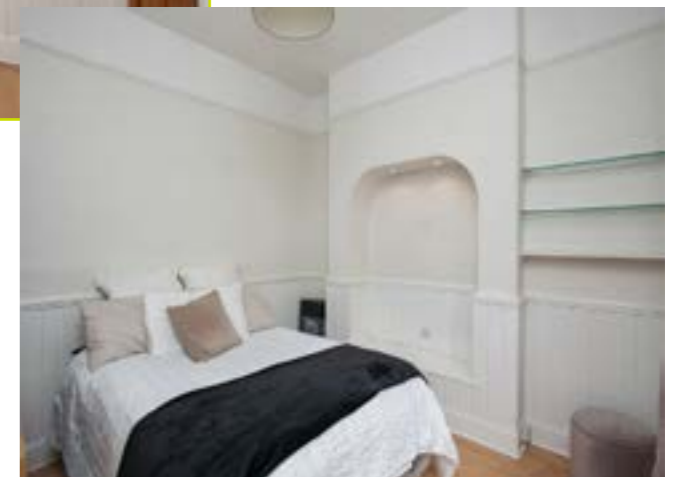
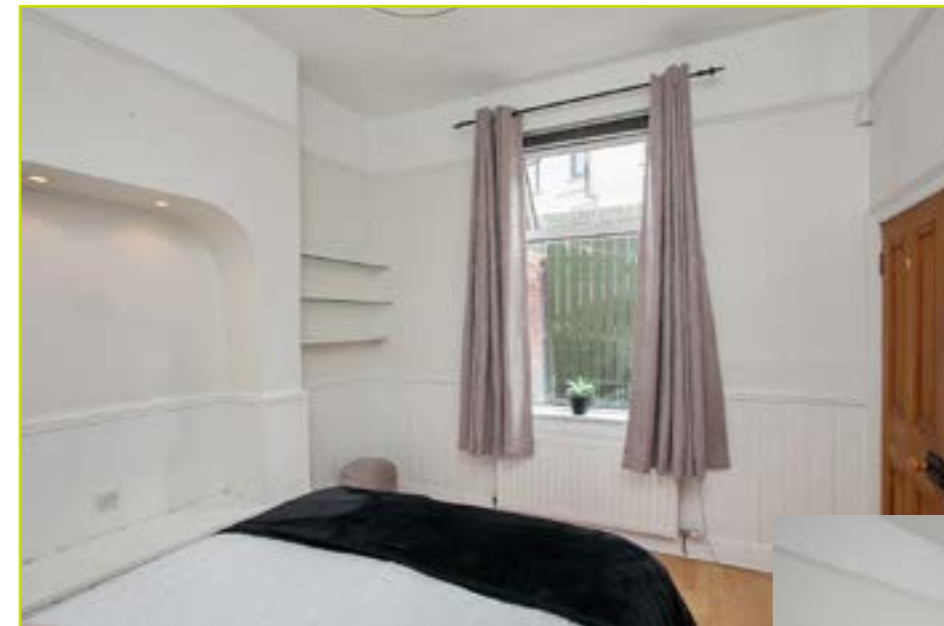
Low flush w.c, tiled floor, tongue and groove ceiling

Outside

Front garden with mature shrubs and hedges.

Private, enclosed rear garden laid in loose stone with patio.

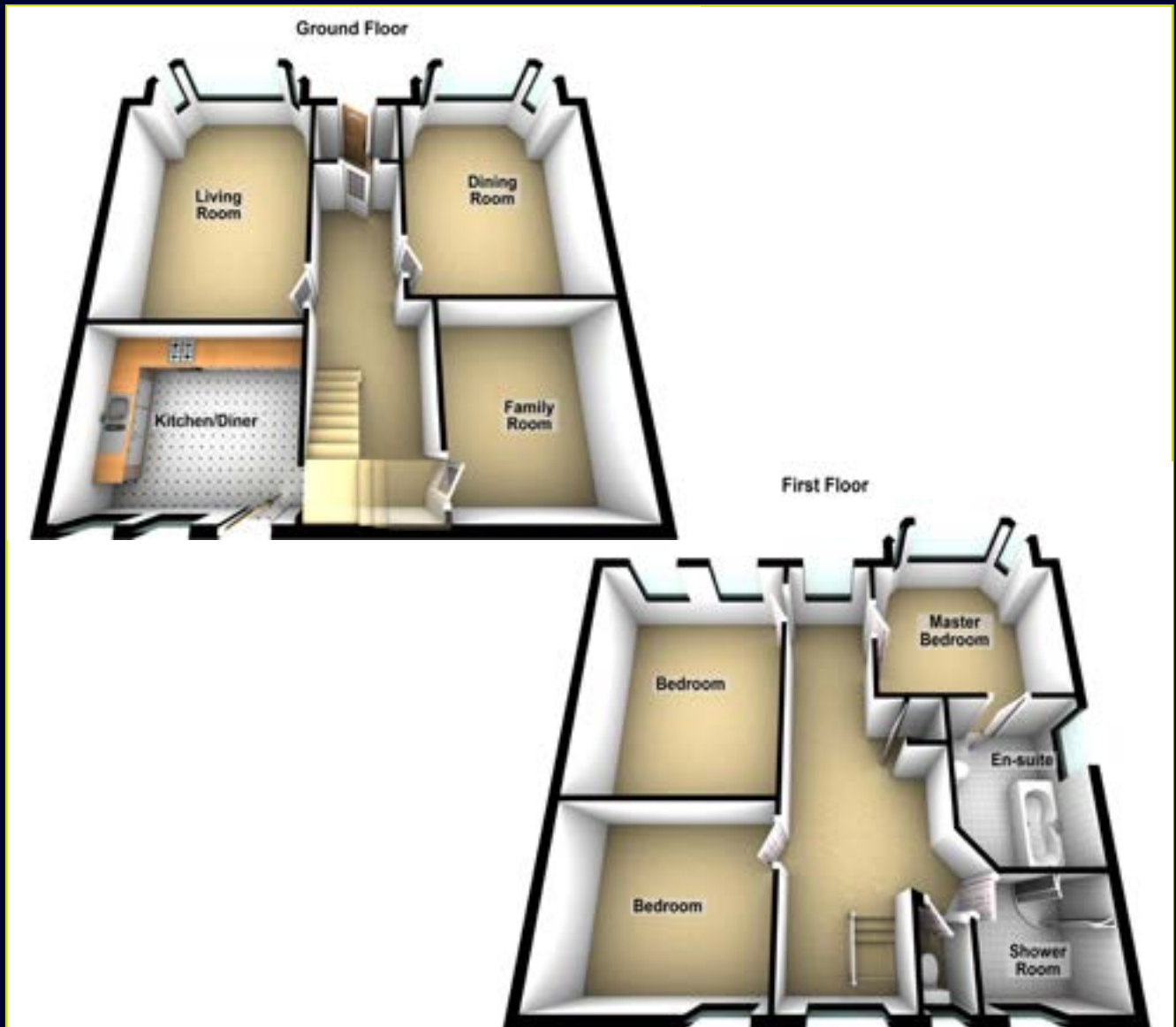








Floor Plans (Not To Scale)



EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com



Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.