



24 Hollymount Road , Newtownards, BT23 7DL

If an affordable first home is your priority then take a closer look at 24 Hollymount Road. This semi detached home is well proportioned and offers 3 first floor bedrooms, a fully tiled family bathroom, an open plan lounge with dining room and a galley style kitchen. It benefits from uPVC double glazing & fascia and Phoenix gas central heating. Externally there is an attached garage, with drive through access, tarmac driveway and gardens to front plus, that much sought after, south facing rear garden in lawn with paved patio - guaranteed to get the sun when it shines. We expect strong interest so don't delay in booking your personal viewing appointment.

Offers Around £159,950

24 Hollymount Road

, Newtownards, BT23 7DL



- Semi Detached home
- Open plan to dining room with patio doors to rear garden
- uPVC double glazing & fascia - Phoenix gas central heating
- South facing garden to rear in lawn with paved patio
- 3 bedrooms
- Galley style kitchen.
- Attached garage with drive through access
- Lounge with feature gas stove
- Family bathroom
- Gardens to front in lawn with tarmac driveway

Entrance

Entrance Hall

14'8 by 6'4 (4.47m by 1.93m)

Living room

14'5 x 10 (4.39m x 3.05m)

Dining Room

12'9 x 8'8 (3.89m x 2.64m)

Kitchen

13'8 x 7'5 (4.17m x 2.26m)

Landing

Bathroom

6'8x6'6 (2.03mx1.98m)

Bedroom 1

12'1 x 9'9 (3.68m x 2.97m)

Bedroom 2

15 x 9'6 (4.57m x 2.90m)

Bedroom 3

11'9 x 6'10 (3.58m x 2.08m)

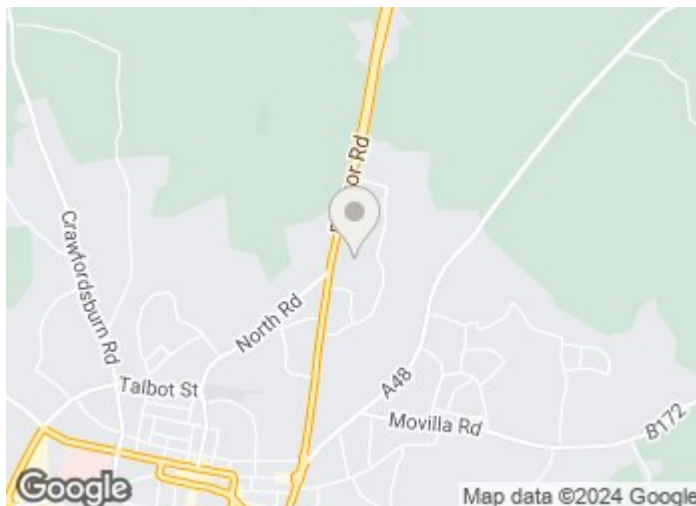
Garage

18'10 x 9'10 (5.74m x 3.00m)

Outside

Tenure

Property Misdiscriptions

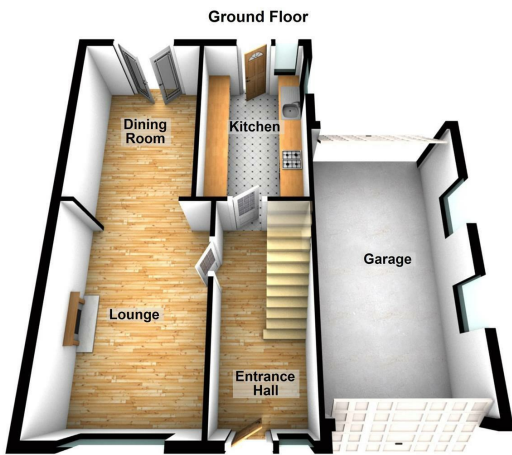


Directions

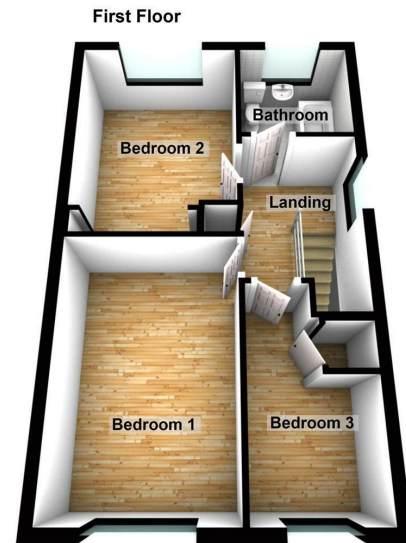
Travelling out of Newtownards along Bangor Road turn right into Rosevale Avenue then take 7th left into Hollymount Road to where number 24 is on the left.



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		72	73	Northern Ireland			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		