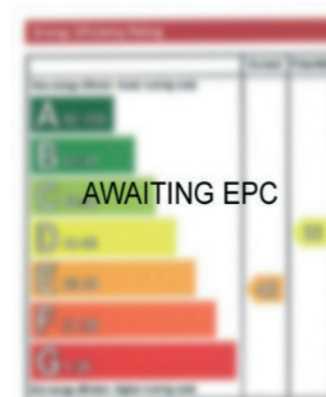
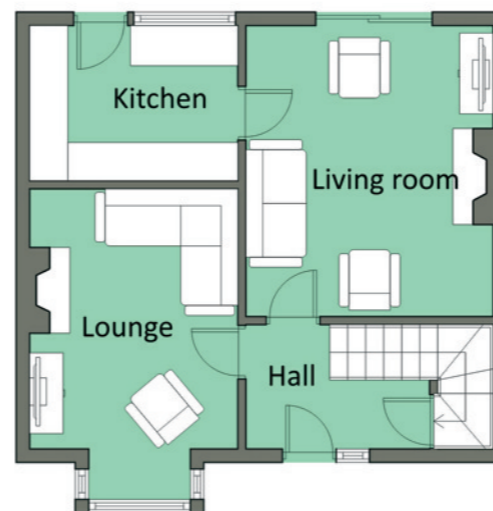


# Outside

Front garde. Enclosed, good-sized rear garden in lawn, masonry door.

## TEMPLETON ROBINSON

## TEMPLETON ROBINSON



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.



A deceptively spacious mid terrace conveniently located just off the Old Holywood Road on the periphery of Holywood. The property is within proximity to a range of local amenities including Tesco's, Holywood Exchange, George Best Belfast City Airport, local parks plus several of the province's leading primary and secondary schools. Also ideal for commuters, offering ease of access to Belfast, Holywood and Dundonald via arterial routes.

Positioned along a quiet street, the property occupies a well-proportioned site and boasts a larger than average garden to the rear. Internally, the property affords two reception rooms, separate kitchen, three bedrooms plus main bathroom. Further enhanced by oil fired central heating and uPVC framed double glazed windows. We are confident the property is sure to appeal to a range of prospective purchaser from young families to first time buyers and investors alike.

**Offers Around  
£169,950**

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HOLYWOOD,  
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& through agent  
028 9042 4747

23 Palace Grove,  
HOLYWOOD,  
BT18 9QP

## Property Features

Bright, spacious & well-appointed mid terrace property

Two reception rooms

Separate kitchen

Three bedrooms

Main bathroom

Oil fired central heating

uPVC frame double glazed windows

Enclosed, good-sized rear garden in lawn

Conveniently located just off the Old Hollywood Road on the periphery of Holywood

Ideal for commuters, offering ease of access to Belfast & beyond

Within proximity to a range of local amenities including Tesco's, Holywood Exchange & George Best City Airport

## Location:

Travelling along Old Hollywood Road (from Holywood to Belfast), turn left onto Firmount Crescent. Palace Grove is on the right hand side.

## Property Comprises

### Ground Floor

uPVC double glazed door to . . .

HALLWAY: Cloak store downstairs.

LOUNGE: 15' 5" x 10' 6" (4.7m x 3.2m) (into square bay). Feature electric fireplace with tiled inset.

LIVING ROOM: 14' 1" x 12' 2" (4.3m x 3.7m) Feature electric fire with mahogany surround, double glazed sliding doors leading to the garden.

KITCHEN: 10' 6" x 7' 7" (3.2m x 2.3m) Shaker style kitchen with excellent range of high and low level units, stainless steel 1.5 bowl sink with drainer and mixer tap, built-in Creda eye level oven and grill, built-in CDA four ring ceramic hob, stainless steel extractor fan, space for fridge freezer, wood block worktop and upstand, concealed lighting, uPVC door.

### First Floor

LANDING: Hotpress with lagged copper cylinder, access to partially floored roofspace.

BEDROOM (1): 14' 5" x 8' 2" (4.4m x 2.5m) Built-in cupboard.

BEDROOM (2): 13' 1" x 9' 10" (4m x 3m) (at widest points).

BEDROOM (3): 10' 10" x 10' 6" (3.3m x 3.2m) Overlooking rear garden, built-in shelved cupboard.

SHOWER ROOM: Panelled shower cubicle with Mira Vie electric shower unit, wash hand basin with mixer tap and low level cupboard, low flush wc, heated towel rail, panelled laminate wood floor, low voltage spotlights, window.

