



# 283 HOLYWOOD ROAD

Belfast, BT4 2EW

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*Offers around* **£285,000**



SEMI-DETACHED | 3/4 🏠 | 2 🚿 | 2/3 🚗

This semi-detached family home is located on the ever-popular Hollywood Road in East Belfast.

## KEY FEATURES

- Fantastic Three Bedroom Semi-Detached Property
- Sought After Location
- Spacious Entrance Hall
- Living Room with Feature Fireplace
- Modern Fitted Kitchen Open Plan to Ample Living and Dining Space
- Additional Ground Floor Reception Room/Office or Bedroom Four with Ensuite Shower Room
- Three Well Proportioned Bedrooms to the First Floor
- Family Bathroom with Four Piece Suite
- Gas Fired Central Heating & uPVC Double Glazing Throughout
- Private Rear Courtyard with Summer House
- Covered Porch Area with Excellent Storage
- Fully Floored Roof Space Accessed Via Slingsby Ladder
- Broadband Speed - Ultrafast



## ROOM DETAILS

### *Ground Floor*

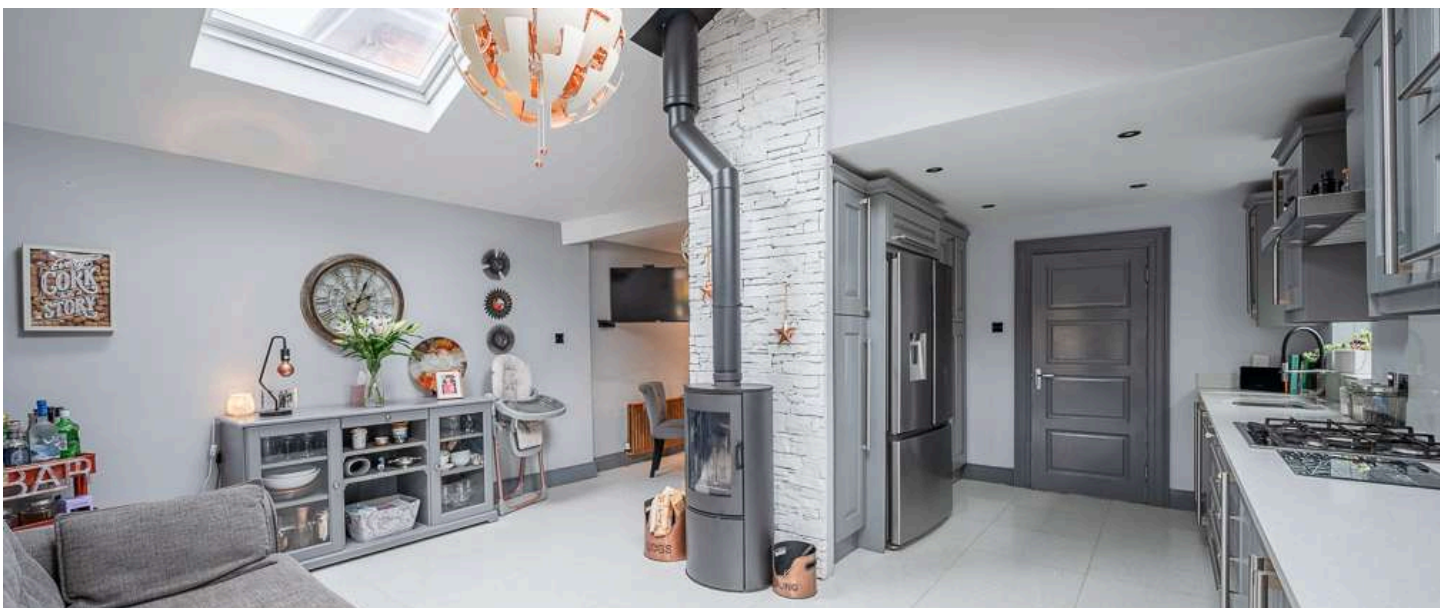
- Spacious Reception Hall
- Downstairs WC
- Lounge  
22'1" x 11'
- Kitchen Open Plan to  
Living and Dining  
19'5" x 16'11"
- Bedroom Four/Office with  
En Suite Shower Room  
22'1" x 11'

### *First Floor*

- Landing
- Family Bathroom
- Bedroom One  
12' x 11'
- Bedroom Two  
11' x 10'1"
- Bedroom Three/Utility  
6'5" x 6'
- Roof Space

### *Outside*

- Rear Courtyard Fully  
Paved
- Raised Decked Area
- Covered Porch Area
- Open Summer House  
with Multi-Fuel Stove



## DIRECTIONS

*Travelling along the Hollywood Road in the direction of Belmont Village and Belfast City Centre, number 283 is located on the left hand side on the corner of Clonaver Park.*



## 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                    |         |           |
|---|---------|-----------|
|   | CURRENT | POTENTIAL |
| 92+ <b>A</b>                                |         |           |
| 81-91 <b>B</b>                              |         |           |
| 69-80 <b>C</b>                              |         |           |
| 55-68 <b>D</b>                              |         |           |
| 39-54 <b>E</b>                              |         |           |
| 21-38 <b>F</b>                              |         |           |
| 1-20 <b>G</b>                               |         |           |
| Very energy efficient – lower running costs | 70      | 71        |
| NOT energy efficient – higher running costs |         |           |

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

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