



Tucked away in a cul de sac off the Holywood Road, this semi would be ideal as a starter home or for those wishing to avail of some excellent local schooling.

The kitchen is open plan to a dining area which in turn leads out into a good sized garden.

Unusually for properties in this area there is also a large, two storey garage. Upstairs would be ideal as a playroom or for those now working from home.

Early inspection is highly recommended.

Offers Over  
£180,000

12 Ashmount Park,  
Off Holywood Road  
BELFAST,  
BT4 2FJ

---

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Semi detached villa in superb location
- Three bedrooms
- Living room with fireplace
- Kitchen open plan to dining area
- Family bathroom with white suite
- Large detached garage with electric door and upstairs playroom / office
- Additional driveway parking for three vehicles
- Rear garden with patio
- Oil fired central heating
- Double glazing
- Convenient cul de sac location: close to excellent schools, amenities, public transport routes.



The Property Comprises:

### Ground Floor

Hardwood front door with double glazed insets and side lights.

HALLWAY: Understairs storage cupboard, good size with plug for tumble dryer etc.

LIVING ROOM: 14' 5" x 11' 5" (4.39m x 3.47m) (at widest points) Solid wood flooring. Hole in the wall fireplace with contemporary gas fire.

KITCHEN / DINING: 17' 9" x 11' 2" (5.41m x 3.41m)  
 Range of high and low level units including glass display cabinets. Single drainer stainless steel sink unit. Integrated appliances including Belling four ring electric hob with extractor over, underbench oven. Plumbed for washing machine, plumbed for dishwasher, space for fridge. Door to side and garden. Open plan to DINING AREA: French doors to garden.



## First Floor

LANDING: Shelved hotpress. Access to roofspace.

BEDROOM (1): 14' 8" x 9' 11" (4.46m x 3.02m)

BEDROOM (2): 11' 1" x 11' 1" (3.39m x 3.38m)

BEDROOM (3): 9' 11" x 7' 9" (3.02m x 2.35m)

(L-shaped so narrowing to 1.29M)

BATHROOM: White suite comprising panelled bath with screen and Aqualisa power shower. Low flush WC, pedestal wash hand basin, part tiled walls, ceramic tiled floor, chrome heated towel rail.

## Outside

FRONT: Flowerbeds with plants and shrubs.

Tarmac driveway with parking for three cars leading to:

DETACHED GARAGE: 18' 11" x 11' 3" (5.76m x 3.43m)

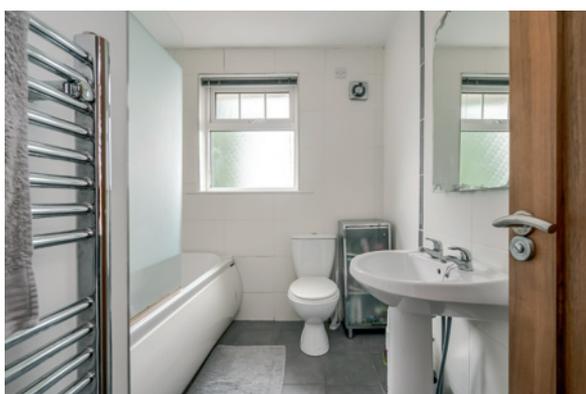
Electric roller shutter door, power and light. Door to side.

Fixed staircase to:

OFFICE/PLAYROOM: 14' 4" x 11' 1" (4.37m x 3.39m)

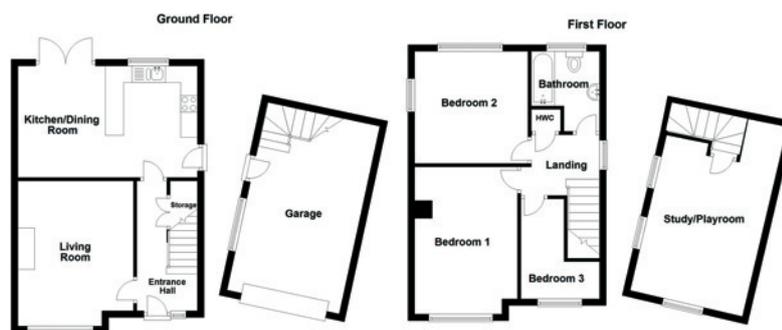
(plus recess) Power, light and heat. Double glazed window and two velux.

REAR GARDEN: In lawn with patio area which continues round to side and back door to garage. Gate to driveway. Screened pvc oil tank. Outside light and tap.



## Location:

Heading country-bound on the Holywood Road turn right before Ashfield Schools into Carolhill Gardens. Left at the top (Carolhill Park) then right and first left. Property is in cul de sac on your left-hand side.

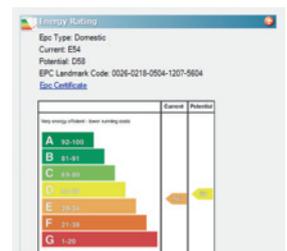


Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanIt.

**12 Ashmount Park, Belfast**

Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)



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.