



## 12 Hollygate Park, Church Road, Carryduff, Belfast, BT8 8DZ

**Asking Price £189,950**

Situated in the heart of Carryduff, Hollygate Park offers convenience to the local shops main arterial routes and Lough Moss Leisure Centre. Internally the property comprises three bedrooms, a bright and spacious lounge, fitted kitchen, conservatory and white bathroom suite with separate shower cubicle.

The accommodation can also be adapted to 2 bedroom and 2 reception rooms if desired also. The property also benefits from a oil fired heating system, double glazing, driveway with ample parking leading to large detached garage. The garden area are in immaculately presented condition to the front and also a superb south facing enclosed rear garden. An excellent chain free home in a great location, immediate viewing is essential to avoid disappointment.

- Detached bungalow
- Bright and spacious lounge
- Fitted kitchen
- Off street parking
- Immaculate gardens to the front and rear
- Three bedrooms
- Conservatory
- White bathroom suite
- Large detached garage
- Cul de sac setting

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	56
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

## The accommodation comprises

Pvc double glazed front door leading to entrance hall

### Entrance hall



Solid wood herring bone flooring. Built in storage.

### Lounge 18'3 x 11'1 (5.56m x 3.38m)



Sliding doors leading to the conservatory.

### Conservatory 11'5 x 10'9 (3.48m x 3.28m)



**Kitchen 12'2 x 8'1 (3.71m x 2.46m)**



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, fully tiled walls, cooker and fridge space, built in storage, additional hot press.

**Bedroom 1 12'5 x 10'5 (3.78m x 3.18m)**



**Bedroom 2 10'9 x 10'1 (3.28m x 3.07m)**



Built in sliding robes.

**Bedroom 3 8'9 x 7'6 (2.67m x 2.29m)**



**Bathroom 7'7 x 6'1 (2.31m x 1.85m)**



Modern white suite comprising panelled bath, mixer taps, telephone hand shower, Redring bright shower, low flush w.c, pedestal wash hand basin, chrome towel radiator, fully tiled walls, wood panelled ceiling, recessed spotlights, access to the roof space.

**Outside**

Tarmac driveway with off street parking leading to detached garage.

**Detached garage 33'3 x 12'4 (10.13m x 3.76m)**

Large detached garage with up and over door, light and power, plumbed for washing machine, Belfast sink with outside tap, housing oil fired boiler.

## Front gardens



Well maintained gardens to the front laid in lawn with neat flower beds with a range of plants, trees and shrubs.

## Rear gardens

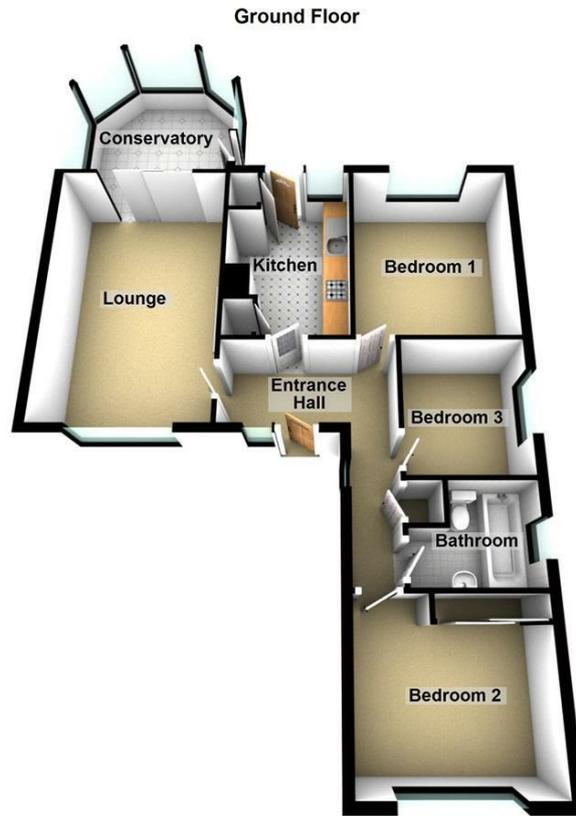


Fantastic gardens to the rear with a southerly aspect, laid in lawn with neat flowerbeds and a range of plants, trees and shrubs.

## Rear elevation

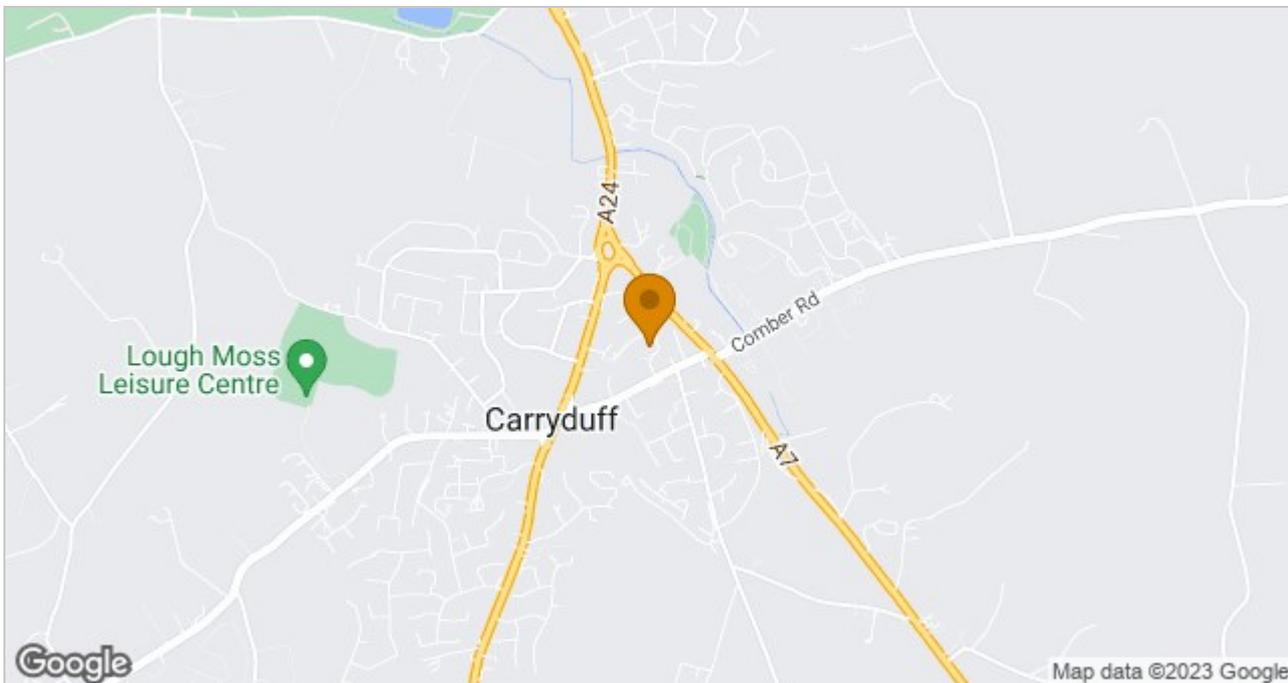


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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