



# 1 CAROLHILL GARDENS

Belfast, BT4 2FS

---

*Offers around* **£179,950**



SEMI-DETACHED | 3  | 1  | 1 

We are delighted to bring to the market this spacious three-bedroom semi-detached property located on the prestigious Carolhill Gardens in East Belfast.

## KEY FEATURES

- Semi-Detached Property
- Highly Sought After Location
- Excellent Links for the Daily Commuter
- Spacious Hallway
- Three Well Proportioned Bedrooms
- Open Plan Living and Dining Room with Dual Aspect Windows
- Fitted Kitchen
- Fitted Shower Room with Four Piece White Suite
- Detached Garage with Excellent Storage
- Gas Fired Central Heating
- Private Rear Garden
- Private Driveway with Ample Off Street Parking, Leading to Detached Garage
- No Onward Chain



## ROOM DETAILS

### *Ground Floor*

- Spacious Reception Hall
- Living/Dining Room  
26'10" x 12'5"
- Kitchen  
10'4" x 9'6"

### *First Floor*

- Landing
- Bedroom One  
13'2" x 10'1"
- Bedroom Two  
11'6" x 11'3"
- Bedroom Three  
9'11" x 9'8"
- Bathroom

### *Outside*

- Fully Tarmacked Driveway
- Rear Garden, Laid in Lawns
- Detached Garage/Utility Room



## DIRECTIONS

*Travelling along the Holywood Road in the direction of Belmont Village, turn left on to Carolhill Gardens. Number one is on the right hand side.*



## 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>	57	59
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient - higher running costs		

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



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

