



## 12 Hollygate Avenue, Church Road, Carryduff, BT8 8DY

**Asking Price £179,950**

Situated in the heart of Carryduff, Hollygate Park is located just off Church Road and is set within a cul de sac position. It offers convenience to the local shops, main arterial routes and the Lough Moss Leisure Centre. Internally the property comprises three bedrooms, a bright and spacious lounge, a modern fitted kitchen, and white bathroom suite. The accommodation consists of 3 bedrooms and a bright and spacious lounge and could also be adapted to 2 bedrooms and 2 reception rooms if desired also. This home also benefits from gas fired heating, double glazing, driveway with off street parking that leads to an attached garage. Externally there are garden areas to the front, side and rear. An excellent chain free detached bungalow in a great location, immediate viewing is essential to avoid disappointment.

- Detached red brick Bungalow
- Spacious lounge
- White bathroom suite
- Double glazed windows
- Attached garage
- Three bedrooms
- Modern fitted kitchen
- Gas central heating
- Off street parking
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		63	68
(39-54) E			
(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**

Laminate flooring. Built in storage.

**Lounge 18'2 x 11'4 (5.54m x 3.45m)**



Laminate flooring, recessed spotlights. Multi fuel burner, marble hearth.

**Modern fitted kitchen 12'2 x 8'11 (3.71m x 2.72m)**



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, integrated dishwasher, larder and additional storage.

**Bathroom 7'9 x 6'5 (2.36m x 1.96m)**



White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, vinyl floor, part pvc panelled walls, chrome towel radiator, access to the roof space.

**Bedroom 1 12'3 x 10'4 (3.73m x 3.15m)**



Laminate flooring.

**Bedroom 2 10'9 x 9'8 (3.28m x 2.95m)**



Laminate flooring.

**Bedroom 3 8'3 x 7'9 (2.51m x 2.36m)**



Laminate flooring.

**Outside**

Off street parking to the front that leads to the attached garage.

**Attached garage 19'6 x 9'5 (5.94m x 2.87m)**

Roller door, light and power, sink unit, gas boiler.

**Front and side gardens**



Gardens to the front and side laid in lawn.

**Rear gardens**



Garden area to the rear laid in lawn, additional flagged patio area, outside tap and outside light.

**Rear elevation**

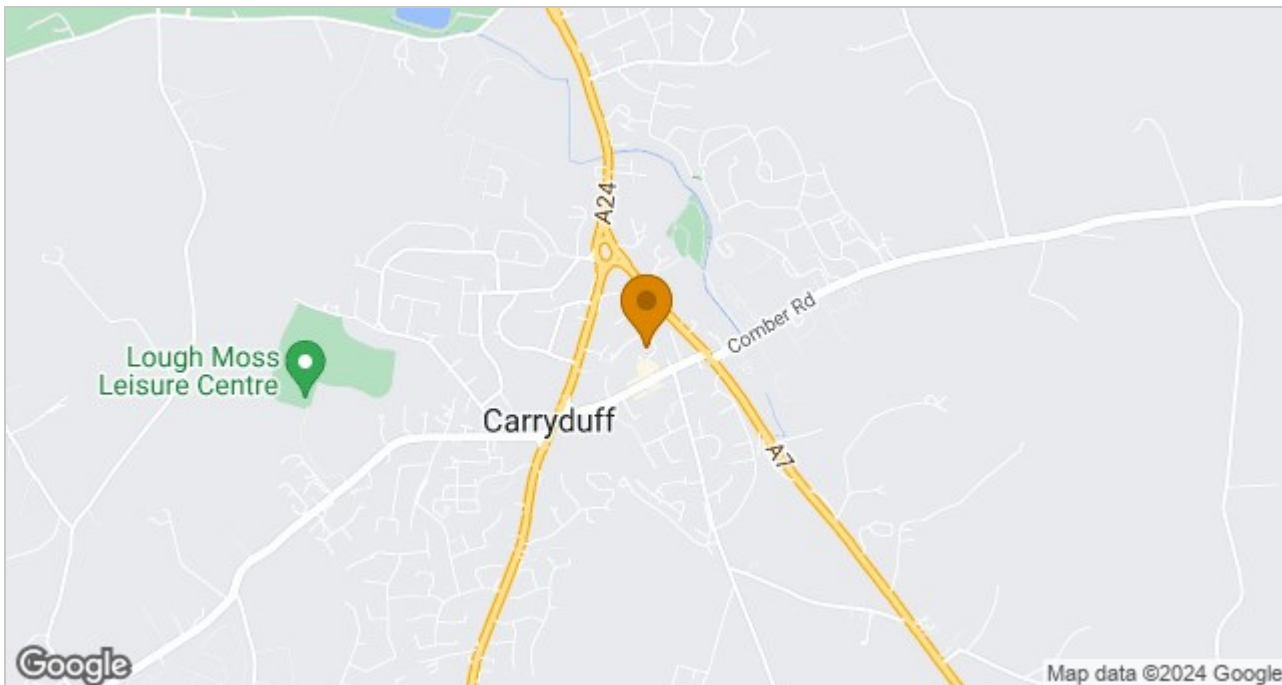


## Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432

**CAVEHILL**  
028 9072 9270

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark