



## 3 GAIRLOCH PARK

Holywood, BT18 0LZ

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*Offers around* **£350,000**



DETACHED BUNGALOW | 3  | 1  | 2 

This beautifully presented three bedroom detached bungalow presents a wonderful opportunity to secure a home with the benefit of single level living coupled with private and enclosed outdoor space with gardens laid in lawns.

## KEY FEATURES

- Detached Bungalow Occupying Excellent Site
- Highly Desirable Location
- Within Walking Distance to Local Shops, Marino Train Halt, Seapark Recreational Grounds, North Downs Coastal Path
- Lounge with Picture Window and Feature Open Fireplace
- Modern Recently Fitted Kitchen with Range of Integrated Appliances and Ample Space for Dining
- Garden Room/Dining Room with Patio Doors to Rear Garden
- Three Well Proportioned Bedrooms
- Family Shower Room
- Gas Fired Central Heating
- uPVC Double Glazing
- uPVC Soffit and Fascia Boards
- Driveway Parking with Covered Car Port
- Detached Garage



## ROOM DETAILS

### Ground Floor

- Entrance Porch
- Reception Hall
- Lounge  
17'0" x 11'9"
- Dining/Family Room  
12'9" x 8'9"
- Kitchen  
18'0" x 11'6"

### Ground Floor

- Bedroom One  
11'3" x 8'6"
- Bedroom Two  
10'6" x 10'0"
- Bedroom Three  
10'6" x 8'6"
- Bathroom
- Roofspace

### Outside

- Detached Garage  
17'9" x 11'9"
- Rear garden partially laid in paving, partially laid in lawns with raised planters and sleepers
- Garden shed
- Southerly aspect getting sun late into the evening
- Enclosed lower garden partially laid in lawns, partially laid in deck
- Covered carport with space for two cars.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling along the main Bangor dual carriageway, take a right onto Whinney Hill. Take the first right into Dalwhinney Road, turn right at the end of Dalwhinney Road and take the first left into Gairloch Park.*



## THE LOCAL AREA

*Hollywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.*

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b> Very energy efficient – lower running costs		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	58	67
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b> NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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