



6 Hollygate Park, Church Road, Carryduff, BT8 8DZ

Asking Price £225,000

6 Hollygate Park is a well maintained and presented detached bungalow located only a few minutes walk from the Centre of Carryduff. The property boasts three bedrooms, lounge with direct access to conservatory, modern kitchen and white shower suite.

In addition the property also benefits from an oil heating system, double glazing.

Outside, there is a driveway with ample parking leading to an attached garage, with additional room to rear (currently utilised as a gym) and mature gardens to the front and rear as well as patio area.

An excellent home in a great location

- Detached Bungalow In Cul De Sac Location
- Lounge With Access To Conservatory / Sun Room
- White Shower Suite
- Driveway With Ample Parking
- Mature Front Gardens
- Three Bedrooms
- Fitted Kitchen
- Oil Heating/Double Glazed
- Detached Garage / With Additional Room To Rear
- Enclosed Patio and Garden To Rear

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		50	66
EU Directive 2002/91/EC			

The Accommodation Comprises



Composite glass panelled front door with glazed side panels to entrance hall.

Lounge 17'9 x 11'2 (5.41m x 3.40m)



Double glass panelled doors to Conservatory / sun room.

Conservatory / Sun Room 11'4 x 9'8 (3.45m x 2.95m)



Tiled flooring. Double doors.

Fitted Kitchen 12'1 x 7'9 (3.68m x 2.36m)



Full range of high and low level units, Formica work surfaces, sink unit with mixer taps, plumbed for washing machine, built in 4 ring hob, stainless steel overhead extractor fan, eye level oven. Pvc ceiling. Concealed spot-lights. Integrated fridge freezer.

Bedroom One 11'9 x 10'4 (3.58m x 3.15m)



Bedroom Two 9'5 x 9'1 (2.87m x 2.77m)



Wall to wall sliding robes.

Bedroom Three 9'2 x 7'5 (2.79m x 2.26m)



White Shower Suite



Comprising walk in shower cubicle with Triton shower unit, pedestal wash hand basin, low flush w,c Part tiled walls. Tiled flooring. Access to the roof space. Heated chrome towel rail.

Outside Front



Front garden laid in lawn with excellent range of plants and shrubs. Driveway with parking leading to Detached Garage.

Detached Garage 22'0 x 9'7 (6.71m x 2.92m)

Up and over door.

Additional room to the rear currently being utilised as a gym.

Outside Rear



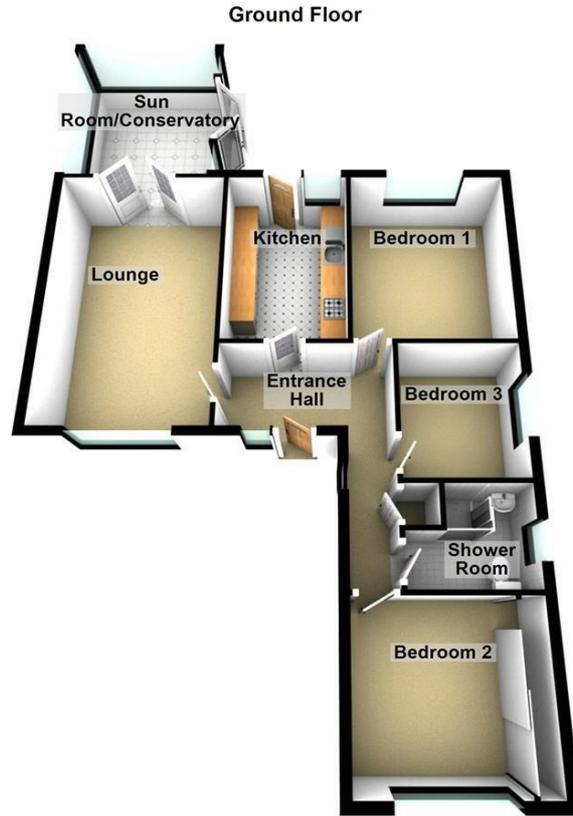
Enclosed patio area, garden laid lawn, bordered by timber fencing.

Additional Room / Gym 14'3 x 7'6 (4.34m x 2.29m)

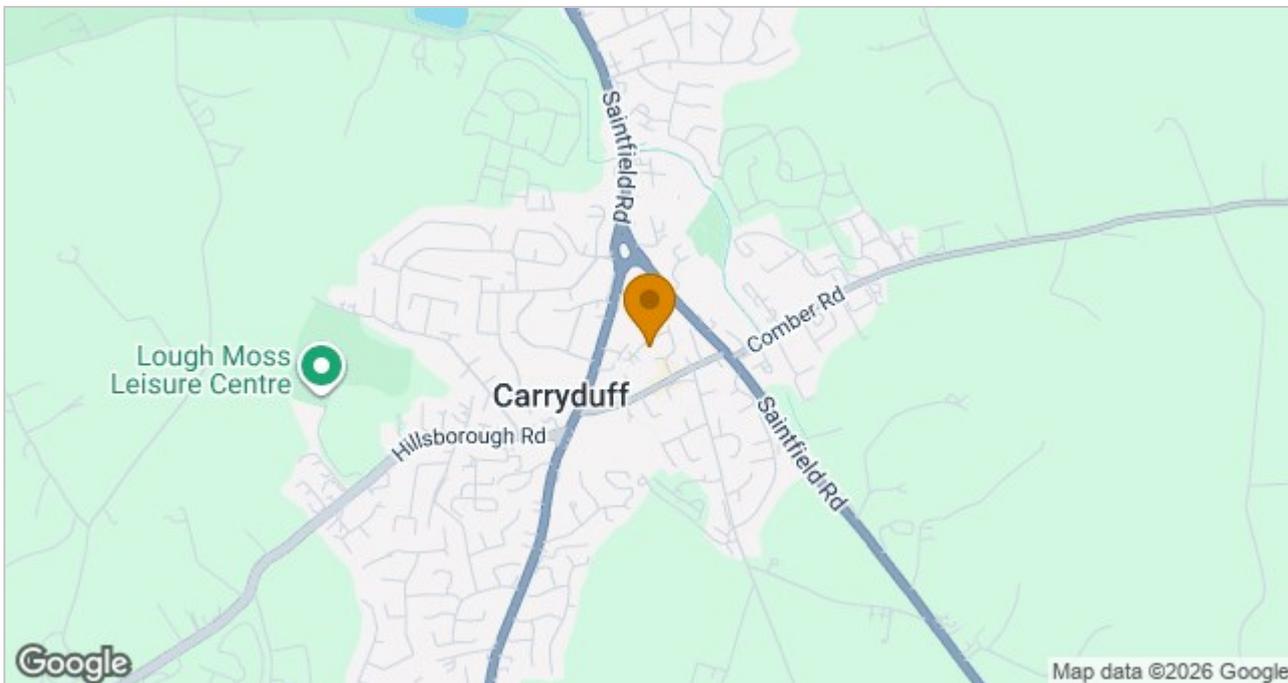


Housing of oil boiler. Tongue and groove ceiling.

Floor Plan



Area Map



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