

Alan Newell

Estate Agents & Valuers

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No 17 HOLLYGATE AVENUE
CHURCH ROAD, CARRYDUFF BELFAST BT8 8DY



This compact TWO bedroom detached bungalow occupies a level site with enclosed mature gardens, tarmac driveway and matching brick garage. It is located in a culdesac within easy reach of local amenities and convenient to shopping, public transport connections and churches. Of immense interest to a young couple seeking their first home or to a retiring couple or person seeking to downsize who can create comfortable surroundings with minimal external maintenance required. Comprising briefly of a spacious hall, through living room with open coal fire, compact kitchen, TWO generous bedrooms and a bathroom. The property has double glazed windows part in Upvc frames, oil fired central heating, good insulation including cavity wall insulation and early inspection is recommended for full appreciation. Some updating and home improvement may be necessary together with internal redecoration as required. EPC: E52/D59

Asking Price:
Offers around £134,500-00

Viewing By Appointment with our office

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Enclosed Porch: Tiled floor, wood framed with plenty of glass area

Spacious Hall: 12/0 x 6/9 maximum with internal glazed door and side screen

Sitting Room: 18/0 x 10/9 with window to front and rear. Marble effect fireplace with wood surround. Two central heating radiators.



Bright Kitchen: 12/3 x 8/3 with part tiled walls, range of high and low level wall mounted cupboards with inset stainless steel sink top and mixer tap. Separate pantry and larder. Hot press with long copper cylinder and immersion heater. Electric cooker socket outlet. Cushion flooring, fluorescent strip light.





Bedroom 1: 11/9 x 10/9



Bedroom 2: 11/9 x 9/9

Bathroom: 6/9 x 5/9 part tiled walls, white suite comprising panelled bath, pedestal wash hand basin with chrome taps and low flush W.C.

Central Heating: Oil fired heating is installed with oil boiler positioned outside.



Tarmac Driveway: with double entrance gates leading to

Matching Brick Detached Garage: 16/3 x 8/3 with up and over door

Gardens: Neat easily maintained enclosed gardens front and rear laid in lawn with clearly established boundaries.



Tenure: Leasehold subject to an annual rent of £20-00

Rates: Capital Value confirmed as £135,000-00 making the Domestic Rates payable to Lisburn Castlereagh City Council as £933-39 for the year commencing 01 April 2016

EPC: E52/D59



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			