

# Alan Newell

## Estate Agents & Valuers

No 3 HOLLYGATE PARK  
CARRYDUFF BT8 8DZ



This is a most attractive and spaciouly extended detached bungalow which occupies a very pleasant level site within a mature culdesac which is only a short stroll from local amenities in the centre of Carryduff. Indeed it is within walking distance to churches, library, public transport and convenience shopping which is considered a major advantage. The accommodation which has been well maintained, will be of immense interest to anyone downsizing, or, seeking suitable accommodation which is all on one level, or needing to be close to family grandchildren and friends. The bungalow is very comfortable, centrally heated by oil, has aluminium framed double glazed windows was rewired during the mid 1990's and has an enclosed conservatory porch to rear which enables easy access to both the attached garage and secluded rear garden. An impressive extended living room and equally impressive extended kitchen with excellent range of cupboards and worktops will both have most appeal. THREE bedrooms (two with mirrored sliding door wardrobes) and an excellent modern shower room (no bath) completes the accommodation. For easy maintenance the external brick walls are complemented by modern white UPVC rainwater spoutings and downpipes. Early inspection is strongly advised for full appreciation.

Asking Price: Offers Around £155,000-00

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Enclosed Porch: 5/10 x 5/7 with double glazed wooden framed windows to side, double glazed wooden framed entrance door, tiled floor and brick walls. Solid wooden inner door with matching glazed side panel

Hallway: An L shaped hall with side window with frosted glass, and useful cupboard space. Combination of natural wood panelled and glass pane internal room doors

Bright Living Room: 17/10 x 10/10 with large window to front. Decorative ceiling cornice, moulded skirting boards. Two central heating radiators. Imitation fireplace with marble effect and wooden surround, inset electric fire. Two central heating double radiators, decorative arched opening to:



Dining Area: 8/1 x 10/10 large window to rear. Double central heating radiator, decorative ceiling cornice. Serving hatch to kitchen



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Very Generous Kitchen: 21/1 x 6/5 Glass pane door from hall to maximise natural light, cushion flooring and part tiled walls. Excellent range of high and low level units with cream laminate doors and extensive neutral coloured worktop space including an inset stainless steel sink top with single drainer, high level mono tap. Space for slot in electric cooker with extractor hood over, space for under counter fridge or a freezer. Separate pantry cupboards with wooden louvre doors. Hot press with hot water cylinder and immersion heater. Window to rear overlooking garden with ample space for casual dining. Side door with frosted glass panel leading to:



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Conservatory Porch: 10/5 x 8/5 with wooden laminate floor, white Upvc door and matching double glazed windows, polycarbonate roof, central heating radiator and light point. Access to enclosed rear garden and direct access to garage.



Bedroom 1: 11/10 x 10/5 internal window to conservatory porch (not double glazed) decorative ceiling



cornice, fitted ward robes with sliding doors

Bedroom 2: 10/10 x 9/4 window to front, fitted ward robes with sliding doors

Bedroom 3: 8/9 x 7/3 window to side gable decorative ceiling cornice



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Luxury Shower Room: 7/3 x 5/1 (widest) part wall finish with easy wash wipe wall panelling, around shower unit. White vanity unit with chrome mixer tap, close coupled low flush W.C with push button cistern. Large easy accessible walk in shower unit incorporating a ground level tray with curved glass screen and wall mounted TRITON power shower control. Wall mounted chrome heated towel rail.



Central Heating: oil fired heating is installed with boiler positioned in the garage

Attached Garage: 19/11 x 8/3 brick built garage with up and over door and rear pedestrian door, light and power points and rear window. Access to conservatory porch.

Outside: Concrete flagged driveway behind double entrance gates for excellent off road car parking

Gardens: pleasant mature gardens in lawn front and rear, enclosed and particularly private and well screened to rear not overlooked.

Tenure: Leasehold subject to an annual ground rent of £17-00

Rateable Value: £165,000-00 making the domestic rates payable to Lisburn Castlereagh City Council for the year commencing 01 April 2020 to be £1,275-78

EPC: F35/D61

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61   D
39-54	E		
21-38	F	35   F	
1-20	G		

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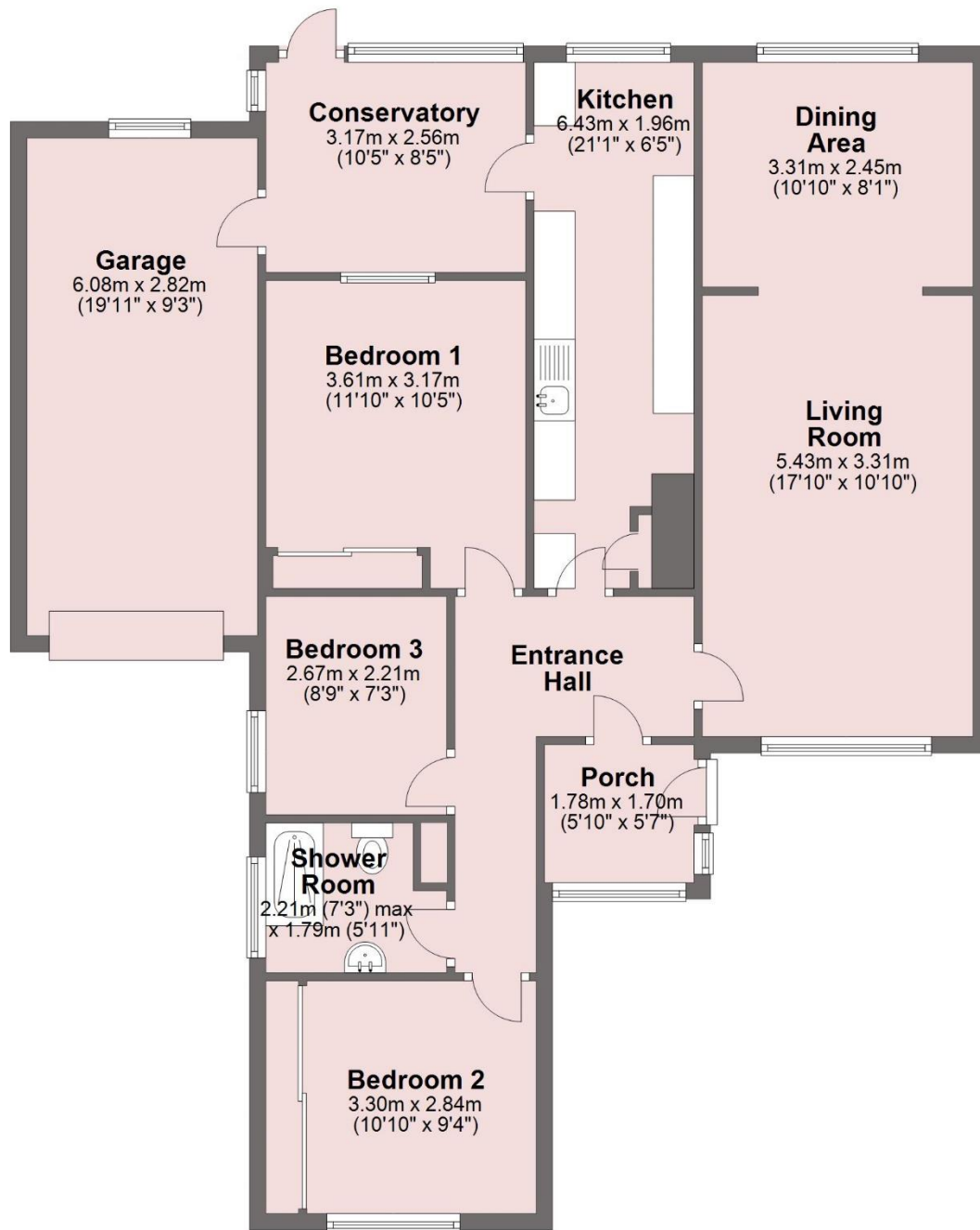


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## Ground Floor



Plan for illustrative purposes only  
Plan produced using PlanUp.

### 3 Hollygate Park, Carryduff

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