

RODGERS & BROWNE



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26 Demesne Road
Holywood, BT18 9NB

offers over £375,000

SALE AGREED



THE AGENTS PERSPECTIVE...

A beautiful example of a period bay fronted semi detached family home within walking distance of the town centre, shops and an excellent range of local schools this is a very attractive family home.

Of Edwardian style the house has two good reception rooms, an extensive modern solid wood kitchen with open dining space, utility area, cloakroom, four bedrooms (or three plus study/home office) and a bathroom with white suite including a shower and bath.

There is off street parking for up to three cars and an enclosed mature, private and enclosed heaven within a town setting.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

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Drawing room

THE FACTS YOU NEED TO KNOW...

Beautiful example of a period bay fronted semi detached family home

Many original features still remain incorporating cornice ceilings, picture rails, paneled doors to mention but a few

Flexible accommodation with many rooms benefiting from high ceilings and large windows offering superb natural light

Drawing room and family room each with open fireplaces

Modern solid wood shaker style kitchen opening to casual dining with direct access to the garden

Separate utility area and downstairs toilet

Four well proportioned bedrooms

Bathroom with white suite incorporating a separate shower cubicle

Gas fired central heating

PVC double glazed windows

Spacious rear garden which offers a mature, private and enclosed heaven within a town setting

Gravelled driveway to the front with parking for up to three cars

Only minutes from Holywood town centre and with excellent schools on the doorstep

Ease of access to George Best City Airport and Belfast City Centre via road and rail



Kitchen with casual dining



Decking area

The Property Comprises...

Ground Floor

Panelled period door with top light to:

ENTRANCE PORCH

Period tiled floor, etched glass door to:

ENTRANCE HALL

Exposed timber floor, corniced ceiling. Staircase to first floor with Newell post handrail and painted spindles.

DRAWING ROOM

15’ 7” x 13’ 3” (4.75m x 4.04m) Fireplace with wooden surround, cast iron fireplace with tiled inset and hearth, open fire, picture rail, corniced ceiling.

DINING ROOM

15’ 0” x 11’ 2” (4.57m x 3.4m) Fireplace with brick surround and tiled hearth (currently capped). Picture rail, corniced ceiling.

KITCHEN WITH CASUAL DINING AREA

23’ 10” x 9’ 11” (7.26m x 3.02m)
Solid wood cream shaker kitchen with high and low level units, slate worktops with matching splashback, inset Belfast sink with mixer taps, five ring gas Neff hob, integrated dishwasher and fridger freezer, Stove double oven, slate tiled floor, low voltage lighting. French doors to decking area.

UTILITY ROOM

6’ 9” x 5’ 2” (2.06m x 1.57m)
Plumbed for washing machine, slate tiled floor. Access to rear. Cloakroom with low flush wc, wash hand basin. Worchester gas boiler.



Main bedroom

First Floor

LANDING

Corniced ceiling, low voltage lighting.

MAIN BEDROOM

17' 8" x 15' 8" (at widest points) (5.38m x 4.78m)
Corniced ceiling, picture rail.

BATHROOM

12' 2" x 6' 5" (3.71m x 1.96m)
White suite comprising panelled bath with mixer taps, low flush wc, large shower cubicle with over drencher, heat towel radiator, ceramic tiled floor, part tiled walls,

BEDROOM (2)

11' 2" x 11' 11" (3.4m x 3.63m)
Corniced ceiling, picture rail.

BEDROOM (3)

10' 4" x 10' 1" (3.15m x 3.07m)
Exposed painted floor.

Second Floor

BEDROOM (4)

16' 11" x 10' 8" (5.16m x 3.25m) Plus storage in the eaves.

Outside

The front of the house is a pink pebbled driveway with parking for up to three cars.

To the rear is a large private garden with a selection of seating areas, screened by mature borders offering a quiet, enclosed and relaxing environment



Bedroom two



Bedroom three



Bathroom



Rear garden with patio and decking area

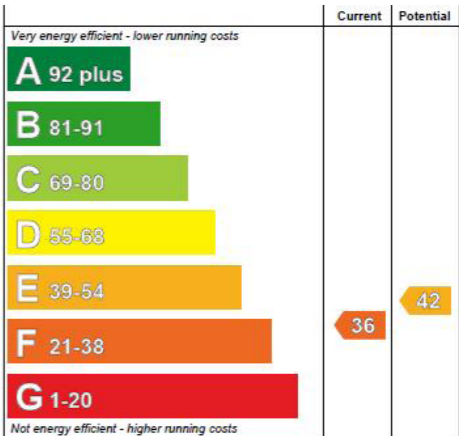
Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



TENURE

Freehold

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2020 /2021 is £ £2,045.10

VIEWING

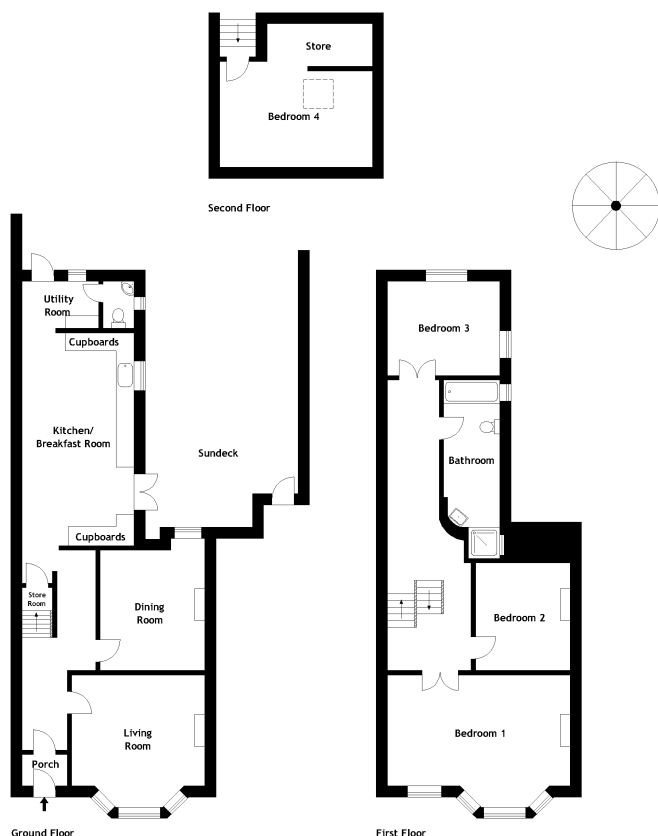
By appointment with **RODGERS & BROWNE**.

Location

Just above the junction of Demesne Road and Downshire Road heading towards Holywood Golf Club.



26 Demesne Road, Holywood
Approx. Gross Internal Area 2127.19 Sq. Ft - 197.62 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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Disclaimer

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