

RODGERS & BROWNE

22 Denorrrton Park, Off Holywood Road

Belfast, BT4 1SF

offers over £219,950



THE OWNERS PERSPECTIVE...

Having lived here for over 35 years in '22' indicates how very happy we have been with the convenience of the shops, schools and transport links (air/rail/bus) and yet having the privacy and enjoyment of well established gardens together with great views over Belfast and Victoria Park.

We have found the family home to be in a quiet and friendly area.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Entrance hall



Drawing room



Family room open to dining area

THE FACTS YOU NEED TO KNOW...

Spacious red brick semi detached family home located within a quiet setting of Sydenham

Drawing room, family room opening to casual dining area

Modern kitchen with views to the Belfast Docks plus utility room

Three bedrooms, master with views over to Belfast Docks

White bathroom suite

Floored and sheeted roofspace with a solid staircase from the first floor

Beautifully landscaped gardens with mature borders, flowerbeds and lawns including a brick paved patio area and a raised decking area ideal for catching the sun all day

Tegula paved driveway and feature garden with a feature flowerbed and cherry blossom tree

End on end attached single garage

PVC fascia and soffits

PVC double glazed

Gas central heating

Exceptionally peaceful setting but yet ideally located to Belmont Village, schooling, churches and The George Best Belfast City Airport

An ideal family home



Modern kitchen with casual dining



Kitchen



First floor landing

The Property Comprises...

GROUND FLOOR

PVC double glazed door with stain glass inset and side light to:

ENTRANCE PORCH

Black and white tiled floor, glazed door and side light to:

ENTRANCE HALL

Solid Cherrywood wooden floor. Staircase to the first floor, finished with mahogany Newel post, handrail and spindles. Painted tongue and groove ceiling.

DRAWING ROOM

14' 0" (into bay window) x 11' 11" (4.27m x 3.63m)
Solid cherrywood wooden floor, cornice ceiling, ceiling rose, wall lighting, glazed door to hallway.

FAMILY ROOM OPEN TO CASUAL DINING AREA

18' 11" x 11' 5" (5.77m x 3.48m)
Painted tongue and groove ceiling, storage under stairs. Archway leading to:

MODERN KITCHEN WITH CASUAL DINING

11' 7" x 11' 3" (3.53m x 3.43m)
Extensive range of high and low level cupboards, laminate worktop, under unit lighting, breakfast bar area with retractable dining table, double sink unit with single drainer, Zanussi double oven with four ring gas hob and stainless steel and glass extractor above, part tiled walls, ceramic tiled floor, plumbed for dishwasher, space for fridge, low voltage lighting. large picture window with views over the garden to Belfast Docks and Victoria Park.

UTILITY ROOM

6' 4" x 5' 11" (1.93m x 1.8m)
Extensive range of built in wardrobes, laminate worktops, plumbed for washing machine, space for fridge freezer, ceramic tiled floor.

CLOAKROOM

5' 7" x 5' 11" (1.7m x 1.8m)
Comprising low flush wc, chrome heated towel rail, sink unit with mixer taps, and high gloss cabinet below, part tiled walls, ceramic tiled floor.



Bedroom one

First Floor

LANDING

Bright landing with access to the roofspace.

BEDROOM (1)

14’ 1” (into bay window) x 9’ 10” (4.29m x 3m)
Plus extensive range of built in wardrobes.

BEDROOM (2)

11’ 5” x 10’ 11” (3.48m x 3.33m)
Comprising vanity unit with built in sink and cabinet below, large picture window with views to Belfast Docks and Victoria Park.

BEDROOM (3)

7’ 10” x 7’ 6” (2.39m x 2.29m)
Including built in wardrobes with sliding mirrored doors. Laminate flooring. (Currently used as a dressing room).

BATHROOM

7’ 10” x 7’ 6” (2.39m x 2.29m)
White suite comprising panelled shower bath with mixer taps and Mira Sport electric shower over, curved shower screen, low flush wc, pedestal wash hand basin with mixer taps, ceramic tiled floor, part tiled walls. Hotpress with insulated copper cylinder and shelving.

ROOF SPACE

14’ 7” x 10’ 1” (4.44m x 3.07m)
Floored, sheeted and power. Heat and storage in the eaves. Tilt window.

Outside

END ON END ATTACHED SINGLE GARAGE

18’ 6” x 7’ 10” (5.64m x 2.39m)
Two up and over doors. Light and power.

To the front is a Tegula paved driveway and gardens with a feature flowerbed and cherry blossom.

To the rear are extensive gardens laid in lawns, flowerbeds, mature borders and shrubs, raised decking area, brick patio area and BBQ. Views to Belfast Docks.

Outside tap. Outside light.



Bedroom two



Playroom / Roof Space



Bathroom



Bedroom three

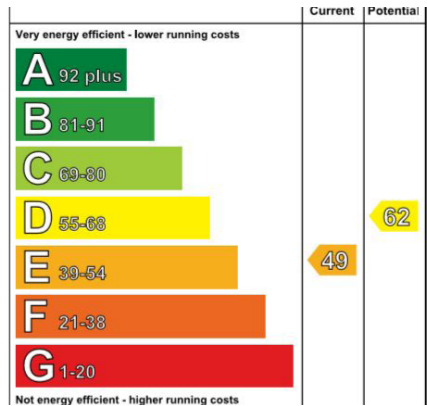
Additional Information

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 roddersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



TENURE

Leasehold

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 2019 /2020 is £1264.16

VIEWING

By appointment with **RODDERS & BROWNE**.

Location

Travelling down the Belmont Road through the village at the crossroads turn right onto the Hollywood Road take your fifth turning on your left into Denorrtan Park. No 22 will be on your left.



22 Denorrtan Park, Belfast

**RODGERS
&
BROWNE**

Of Course

When selling your home or renting your property, rely on a safe pair of hands.
No juniors, no assistants, no trainees, just a direct line to the Partners.

The informed choice

028 9042 1414

**Sales
Lettings
Property Management**

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The Property
Ombudsman

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