

**RODGERS
&
BROWNE**

'The Elms' 130 Kensington Road
Belfast, BT5 6NL

offers around £599,950



THE OWNERS PERSPECTIVE...

Substantial family home which rarely comes on the property market. Built in 1952 as a replacement for the original house which was damaged during the Second World War and has only been occupied by two families.

This is a large, spacious property with accommodation which facilitates family living. The current owners have lived in the property since 1983 and watched their own children, and now grandchildren, enjoy this happy home with its welcoming, homely atmosphere and surrounding gardens.

It's time for a new family to grow and make memories in this wonderful home.

The property is ideally situated within short walking distance of local shops and amenities in addition to being serviced by a number of bus routes.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Drawing room



Drawing room



Spacious reception hall

THE FACTS YOU NEED TO KNOW...

Elegant detached family home set on a mature south facing corner site

Many original features are still in place including stain glass windows, parquet flooring and fireplaces

Bright accommodation throughout

Drawing room, dining room and family room

Kitchen with feature red Aga

Garden room

Four well proportioned bedrooms

Main bathroom and separate shower room

Mostly double glazed

Oil fired central heating

Utility room, two stores and a spacious garage

Beautiful corner site with mature gardens in lawns, flowerbeds and pine trees

Tarmac driveway with parking for up to six cars and a caravan or boat

Ideally located to Cherryvalley, Ballyhackamore and Belmont Villages

Many facilities are on the doorstep including Shandon Park Golf Club, Strathearn school, Campbell College, the Ulster Hospital and Stormont



Dining room



Family room



Garden room



The Property Comprises...

GROUND FLOOR

Double lead and stain glass doors with matching top light to:

ENTRANCE PORCH

Mat well. Terrazzo floor, glazed door to:-

SPACIOUS RECEPTION HALL

Solid parquet wooden floor, picture rail, corniced ceiling, open staircase leading to first floor with oak handrails and panelling, two feature windows finished with stain glass.

CLOAKROOM

With open hanging space, pedestal wash hand basin.

SEPARATE LOW FLUSH WC

DRAWING ROOM

16' 8" x 14' 11" (into bay window) (5.08m x 4.55m)

Fireplace with wooden surround, tiled inset and hearth, corniced ceiling, views over the garden.

DINING ROOM

16' 9" x 15' 1" (into bay window) (5.11m x 4.6m)

Fireplace with detailed brick in a horseshoe style and quarry tiled hearth, Parquet wood flooring, picture rail, corniced ceiling.

FAMILY ROOM

12' 10" x 11' 5" (3.91m x 3.48m)

Stone fireplace with matching hearth and inset gas fire, picture rail, corniced ceiling.



Kitchen with feature red Aga



Kitchen with casual dining area



Utility room

The Property Comprises...

GROUND FLOOR

KITCHEN WITH CASUAL DINING AREA

16' 2" x 11' 3" (at widest points) (4.93m x 3.43m)

Farmhouse style kitchen with a range of high and low level cream shaker style cupboards, under unit lighting, granite work tops and splash back with 1.5 stainless steel sink unit and mixer tap, feature red Aga with tiled splash back and over mantle, integrated Neff dishwasher, microwave and fridge, low voltage lighting, ceramic tiled floor, access to pantry.

GARDEN ROOM

12' 10" x 8' 10" (3.91m x 2.69m)

Ceramic tiled floor, low voltage lighting, double glazed sliding doors to patio and garden views.

LARGE UTILITY ROOM

11' 11" x 5' 9" (3.63m x 1.75m)

Range of low level units, laminate worktops, large Belfast sink unit, plumbed for washing machine, service door to rear, low voltage lighting.

FIRST FLOOR

BRIGHT AND SPACIOUS LANDING

Light on both sides by stain glass windows, hotpress with insulated copper cylinder and shelving, access to roofspace via a wooden Slingsby ladder, separate low flush wc.

MASTER BEDROOM

16' 9" x 15' 1" (into bay window) (5.11m x 4.6m)

Corniced ceiling, picture rail.

BEDROOM (2)

16' 10" x 15' 0" (into bay window) (5.13m x 4.57m)

Corniced ceiling, picture rail.

BEDROOM (3)

12' 9" x 8' 6" (3.89m x 2.59m)

Corniced ceiling, picture rail.



Master bedroom



Bedroom two



Bathroom



The Property Comprises...

BEDROOM (4)

10' 1" x 8' 10" (3.07m x 2.69m)

Corniced ceiling, picture rail.

SHOWER ROOM

7' 0" x 6' 11" (2.13m x 2.11m)

Fully tiled shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin, part tiled walls, wooden floor, low voltage lighting, corniced ceiling. Separate Low Flush WC.

BATHROOM

12' 10" x 8' 10" (3.91m x 2.69m)

White suite comprising panelled bath with mixer taps and tiled splash back, pedestal wash hand basin, low flush wc, large shower cubicle with thermostatically controlled shower unit, part tiled walls, wooden floor, low voltage lighting, corniced ceiling.

Outside

Mature corner site with southerly aspect, gardens laid in lawns, mature shrubs, hedging and pine trees.

Tarmac driveway with parking for up to six cars/caravan or boat, access via double iron gates.

Outside lighting, outside tap, large patio area laid in flags.

Boiler house. Housing for oil fired central heating boiler.

COAL STORE

12' 1" x 8' 0" (3.68m x 2.44m)

Light and power, access to:

STORE

14' 3" x 12' 1" (4.34m x 3.68m)

Cobbled floor, light and power, open to:

GARAGE

17' 1" x 13' 4" (5.21m x 4.06m)

Electric roller door, light and power.

FURTHER STORE

Light.



Bedroom three



Bedroom four



Shower room



Store

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 rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		50
F 21-38	35	
G 1-20		
Not energy efficient - higher running costs		

TENURE

Leasehold £20.00 per annum

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 £2,717.94

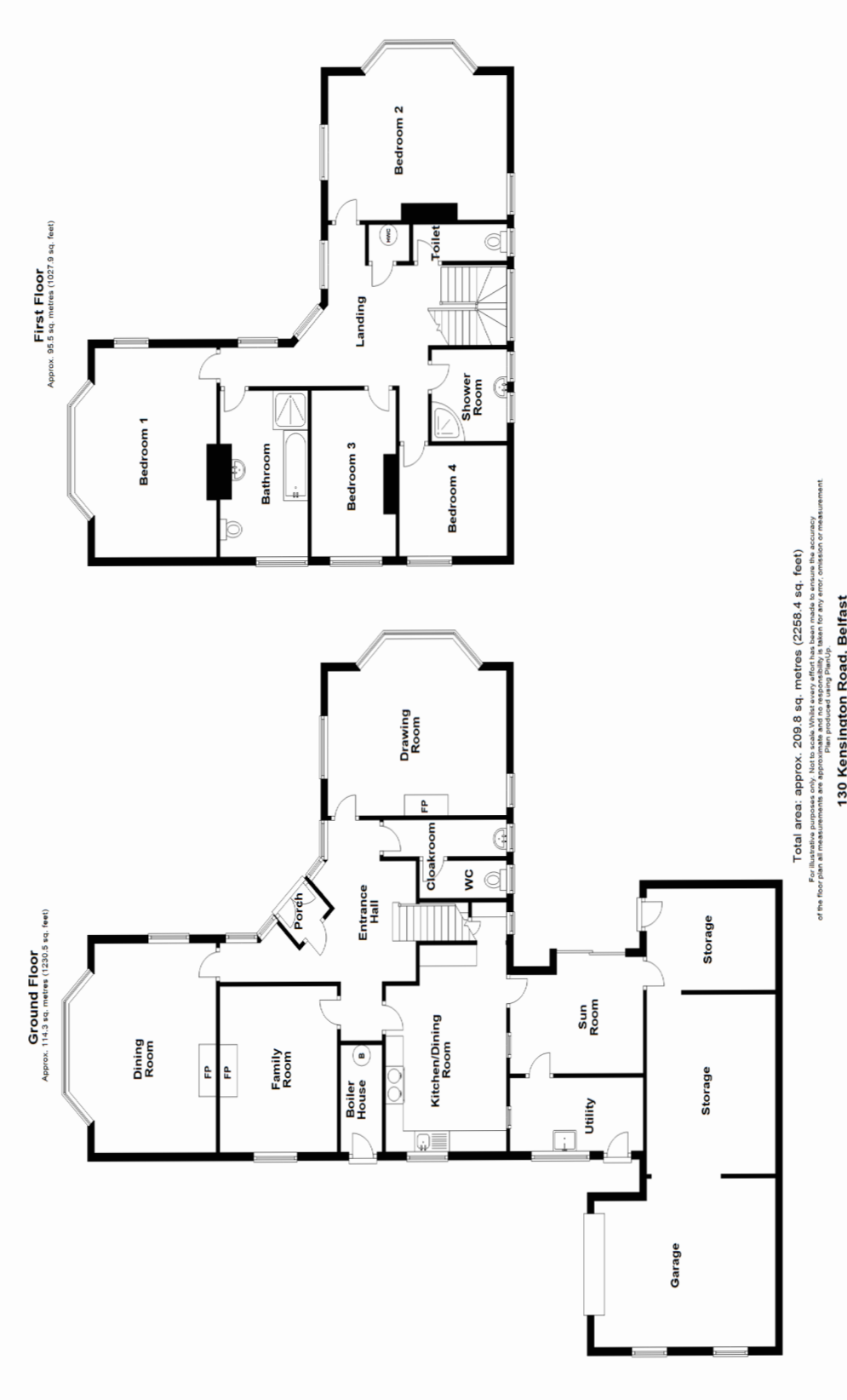
VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling on the Knock Road towards Forestside turn left onto Kensington Road, pass Marie Curie Hospice and continue to the junction, turn left into the continuation of Kensington Road and The Elms will be on your left just after Cherryvalley.

Floor Plan



**Sales
Lettings
Property Management**

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Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

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