

RODGERS & BROWNE



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12 Demesne Gate,
Holywood, BT18 9FR

offers around £375,000



THE OWNERS PERSPECTIVE...

"I have truly enjoyed living in Demesne Gate, I was first taken by the external style and the internal design which offers a wealth of accommodation to suit either a couple or a family.

The location has been ideal for walking into Holywood and enjoying the Cafes, restaurants, the shoreline, and local amenities. Including many renowned schools only being within a 5 minute walk.

Also close to hand is George Best City Airport which I would use frequently.

Time has come for me to move on and I have no doubt that the next owners will enjoy it as much as I have"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Drawing room



Drawing room

THE FACTS YOU NEED TO KNOW...

Beautifully presented townhouse within the much admired development of Demesne Gate

A wealth of accommodation to suit a variety of needs

Drawing room with feature gas fire and bay window

Cherrywood kitchen open to living and dining, the kitchen comprises of a feature range, integrated dishwasher, fridge freezer and deep granite worktop

Large utility room to the lower ground floor including clocks and storage area

Luxury bathroom, guest cloakroom and additional shower room on the second floor

Four double bedrooms, master with ensuite shower room and bedroom two with extensive range of built-in wardrobes

Large integral garage with electric up and over door

Extensive use of David Scott porcelain tiles throughout

Many integrated hand crafted wardrobes, units and cabinets throughout

Feature Bisque radiators in all of the bathrooms

PVC double glazing, gas fired central heating, alarm system

Fully enclosed walled garden with mature borders offering great privacy



Open kitchen/dining and living



Kitchen/living and dining



Casual living area



Dining area open to casual living

The Property Comprises...

Ground Floor

Granite steps leading to solid panelled door with top light to:

ENTRANCE HALL

David Scott porcelain tiled floor. Staircase finished in painted spindles and Newell posts with matching handrails leading to first and lower floors.

GUEST CLOAKROOM

Low flush wc with concealed cistern and panelled cupboard, contemporary rice bowl sink with mixer taps and walnut effect unit with glass shelf, feature David Scott floor to ceiling splash back with inset mirror, David Scott porcelain tiled floor, low voltage lighting.

DRAWING ROOM

16' 2" (into bay window) x 11' 8" (4.93m x 3.56m)
Feature stone fireplace and hearth with gas wooden effect fire, handmade TV cabinet with doors and under storage, low voltage lighting.

KITCHEN /LIVING AND CASUAL DINING

18' 7" x 16' 11" (at widest points) (5.66m x 5.16m)
Extensive range of high and low level cherry wood effect cabinets and display units, under unit lighting, open wine rack, deep granite worktops and splash back, feature stainless steel range with five gas tops and double oven, stainless steel splash back, stainless steel extractor above, integrated dishwasher, one and a half inset sink unit with mixer taps, integrated fridge and freezer, David Scott porcelain tiled floor, low voltage lighting, glazed roof over sitting area and views to the walled garden.

First Floor

LANDING Access to the second floor.

MAIN BEDROOM

16' 3" (into bay window) x 11' 10" (4.95m x 3.61m)
Feature radiator cover with space for a TV, open shelving, low voltage lighting.

ENSUITE SHOWER ROOM

6' 5" x 5' 7" (1.96m x 1.7m)
Fully tiled shower cubicle with thermostatically controlled shower unit, wall mounted sink unit with mixer taps, low flush wc, David Scott porcelain tiled floor and partly tiled wall, low voltage lighting, extractor fan, Bisque chrome heated towel rail.

BEDROOM (2)

10' 11" x 9' 3" (3.33m x 2.82m)
Plus extensive range of hand built wardrobes with concealed drawers and hanging space, low voltage lighting.

LUXURY BATHROOM

11' 0" x 7' 5" (3.35m x 2.26m)
Luxury white suite comprising of free standing bath with swan neck mixer tap, pedestal wash hand basin with mixer taps, low flush wc, David Scott porcelain tiled floor and skirting, floor to ceiling splash back with inset mirror, ceramic Bisque heated towel rail, hotpress with pressurised water tank, low voltage lighting, extractor fan.



Master bedroom

Second Floor

LANDING

Window seat with storage beneath

BEDROOM (3)

13' 0" x 11' 9" (3.96m x 3.58m)

Low voltage lighting. Access to roofspace.

BEDROOM (4)

11' 9" x 11' 9" (into dormer window) (3.58m x 3.58m)

Access to eaves for storage.

SHOWER ROOM

Large fully tiled shower cubicle, finished with glass mosaic and porcelain tiles, thermostatically controlled Pegler shower unit, contemporary rice bowl sink unit set on a walnut plinth with mixer taps, low flush wc, Bisque chrome heated towel rail, David Scott porcelain tiled floor, double glazed sky light.

Lower Ground Floor

Large clocks area and storage. Access to integral garage.

LARGE UTILITY ROOM

16' 11" x 6' 4" (5.16m x 1.93m)

Range of high and low level units finished in walnut style. Worcester gas boiler, stainless steel single drainer and mixer taps, plumbed for washing machine and space for tumble dryer. David Scott porcelain tiled floor and splash back. Access to rear garden.

Outside

Fully enclosed walled garden laid in flagged patio area with mature border planting. Outside tap. Outside light.

LARGE INTEGRAL GARAGE

26' 6" x 11' 6" (8.08m x 3.51m)

Electric up and over door. Light and power. Access to lower level.

To the rear is a beautifully presented and maintained walled garden with mature colourful borders and flowerbeds, flagged patio area, outside plugs, water tap and light. Additional storage via double doors under the sunroom.

At the front is a regular paved driveway. Concealed area for bins.



Ensuite shower room



Bedroom three



Bathroom



Bedroom four

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	73	77
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

TENURE

Freehold

MANAGEMENT FEES

C.£380.00 EACH 6 MONTHS

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 £1,959.00

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

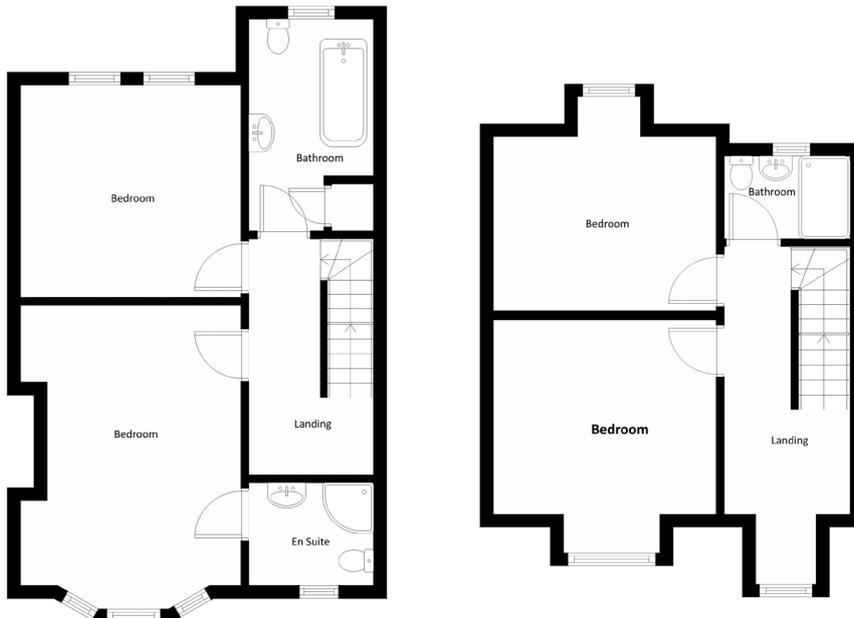
Travelling from the crossroad in Holywood turn into Church Road. Continue for approximately 0.4 of a mile, turn right into Demesne Road and first right into Demesne Gate.

Floor Plan



12 Demesne Gate (Ground floor & 1st Floor)

Plans for illustrative purposes only



12 Demesne Gate (2nd & 3rd Floor)

Plans for illustrative purposes only

RODGERS & BROWNE

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EXPERIENCE | EXPERTISE | RESULTS

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