

RODGERS & BROWNE



11 Demesne Gate,
Holywood BT18 9FR

offers around £399,950



THE AGENTS PERSPECTIVE:

"This modern, stylish home is one of a limited number of quality townhouses in a much sought-after location close to Holywood town centre.

It has a Living Room and also a fashionable "open plan" living/dining/kitchen area which opens into a secluded mature walled garden. It has four Bedrooms (the Master is ensuite), a main bathroom and a further shower room and a cloakroom. On its lower ground floor, there is a large laundry room and an integral double garage with remote electric door.

It is within easy walking distance of the centre of Holywood Town with its vibrant life, its shops, cafes, schools, bus and train links. This is a practical, most convenient and attractive home."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Hall with Travertine tiled floor



Comfortable living room with bay window, timber flooring and coal effect fire



Panelled front door

THE FACTS YOU NEED TO KNOW...

Four bedrooms, dining / living kitchen open to uPVC conservatory

Cloakroom, bathroom, shower room and en suite shower room

Separate utility / laundry room

Large integral garage

Attractive kitchen with oak cupboards, granite worktops and appliances

uPVC double glazing and Gas fired central heating

Very sought after and convenient 'walk into town' location

Ideal accommodation for a couple or young family

Modern version of a traditional design

Bright open plan casual dining / living space

Enclosed easily managed walled garden



Well equipped kitchen with appliances



Bright open plan living dining area



Stainless steel range cooker



Dining

The Property Comprises...

GROUND FLOOR

Painted solid front door.

ENTRANCE HALL: Travertine tiled floor.

CLOAKROOM with low flush wc, wash hand basin, Travertine tiled floor. Extractor fan.

LIVING ROOM: 16' 6" x 11' 6" (5.03m x 3.51m) Feature stone fireplace surround with electric coal effect fire. Timber flooring. Bay window.

OPEN LIVING / DINING KITCHEN: 18' 6" x 16' 6" 'overall' (5.64m x 5.03m) Extensive range of oak finish high and low level cupboards. Stainless steel range cooker, stainless steel splash back, stainless steel cooker canopy and extractor, dishwasher, fridge freezer. Polished granite worktops, inset enamel sink. Feature double glazed velux window over sink. Wine rack. Open to dining/living area and:

UPVC DOUBLE GLAZED CONSERVATORY: 16' 6" x 10' 3" (5.03m x 3.12m) Travertine tiled floor. uPVC door with steps down to enclosed patio garden.

Staircase with painted spindles and hardwood handrail to first floor.



Main bedroom

FIRST FLOOR

BEDROOM (1): 16' 3" x 11' 9" (into bay window) (4.95m x 3.58m) Timber flooring

ENSUITE SHOWER ROOM: 6' 6" x 5' 3" (1.98m x 1.6m) Low flush wc, wash hand basin, fully tiled shower cubicle. Recessed lighting. Tiled floor.

BEDROOM (2): 11' 0" x 10' 9" (3.35m x 3.28m)

BATHROOM: 11' 3" x 7' 0" (3.43m x 2.13m) Modern free standing bath with mixer taps, low flush wc, pedestal wash hand basin. Travertine tiled floor. Part tiled walls. Recessed lighting. Extractor fan. Hotpress with lagged copper cylinder immersion.

Staircase with painted spindles and hardwood handrail to:
SECOND FLOOR.

BEDROOM (3): 13' 0" x 11' 9" (3.96m x 3.58m) Into dormer window (front) Built in furniture

BEDROOM (4): 11' 9" x 11' 9" (into bay window) (3.58m x 3.58m) (rear) Built in furniture

SHOWER ROOM: 6' 6" x 4' 9" (1.98m x 1.45m) Low flush wc, corner wash hand basin, tiled shower cubicle with drench and telephone hand showers. Double glazed skylight.

STUDY AREA: 6' 6" x 6' 0" (1.98m x 1.83m) Built in desk

GROUND FLOOR

Staircase with painted spindles and hardwood handrail to:

LOWER GROUND FLOOR

UTILITY / LAUNDRY ROOM: 17' 0" x 6' 3" (5.18m x 1.91m) Range of cupboards. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Travertine tiled floor. Ferrol gas fired boiler. Door to rear garden. Storage under stairs.

LARGE INTEGRAL GARAGE: 26' 9" x 11' 6" (8.15m x 3.51m) Roller door. Light and power.

Brick pavior driveway.

Walled enclosed patio garden to rear with mature planting and borders.



En suite



Bathroom



Second shower room

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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

STAMP DUTY

 From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

MANAGEMENT CHARGES: c.£306.27 per annum [Ground maintenance, PL insurance, D&O insurance, general repairs to common areas, management fees, Corporation Tax, bank charges etc]

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.

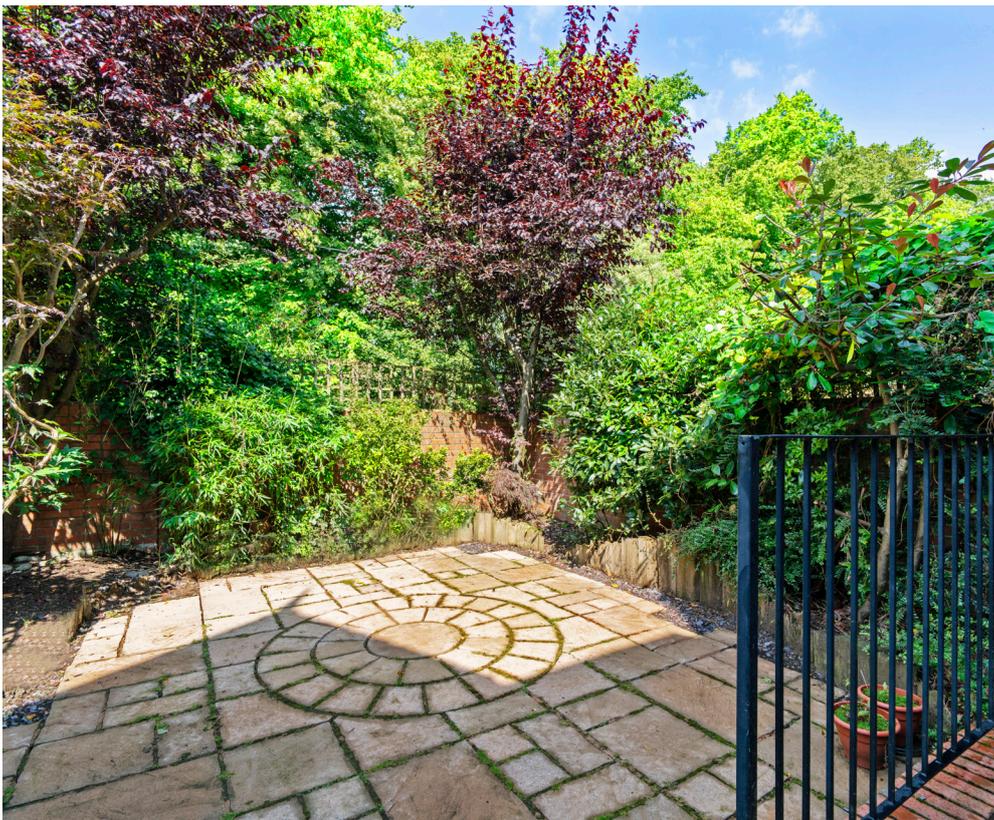
The assessment for the year 2023 /2024 is c.£2178.00

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

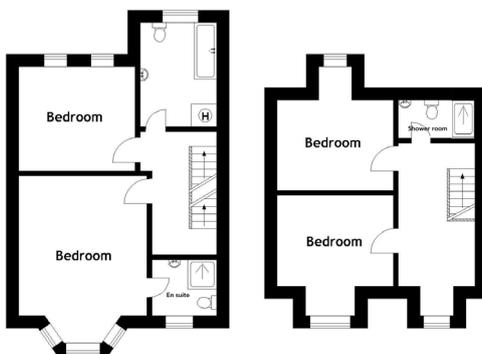
Demesne Gate is off Demesne Road opposite Windsor Avenue



Sales
Lettings
Property Management

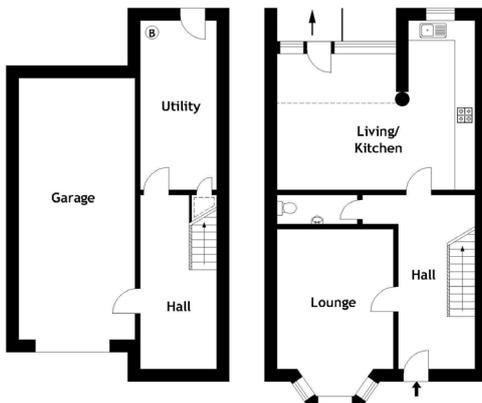
EXPERIENCE | EXPERTISE | RESULTS

11 Demense Gate Approx. Gross Internal Area 2,231 Sq.Ft



First Floor

Second Floor



Lower Ground Floor

Ground Floor

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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