

# RODGERS & BROWNE



9 Kinnegar Avenue  
Holywood, BT18 9JR

*offers around £295,000*

**SOLD**



## *The Agent's Perspective...*

Due to its proximity to the seashore and easy walk to Holywood town centre via the underpass, the Kinnegar area of Holywood is a repeatedly popular destination. This stylish, period townhouse enjoys the full benefit of its sought-after location – and a host of other features.

The interior layout is flexible with up to five bedrooms, a bright, spacious living/dining area, conservatory, modern kitchen with range cooker, an ensuite wet room and a bathroom with 'spa' bath.

For those working from home the interior would lend itself to a home office and if you have to commute, the train station is just a short walk. There is also easy access to the dual carriageway to Belfast city centre.



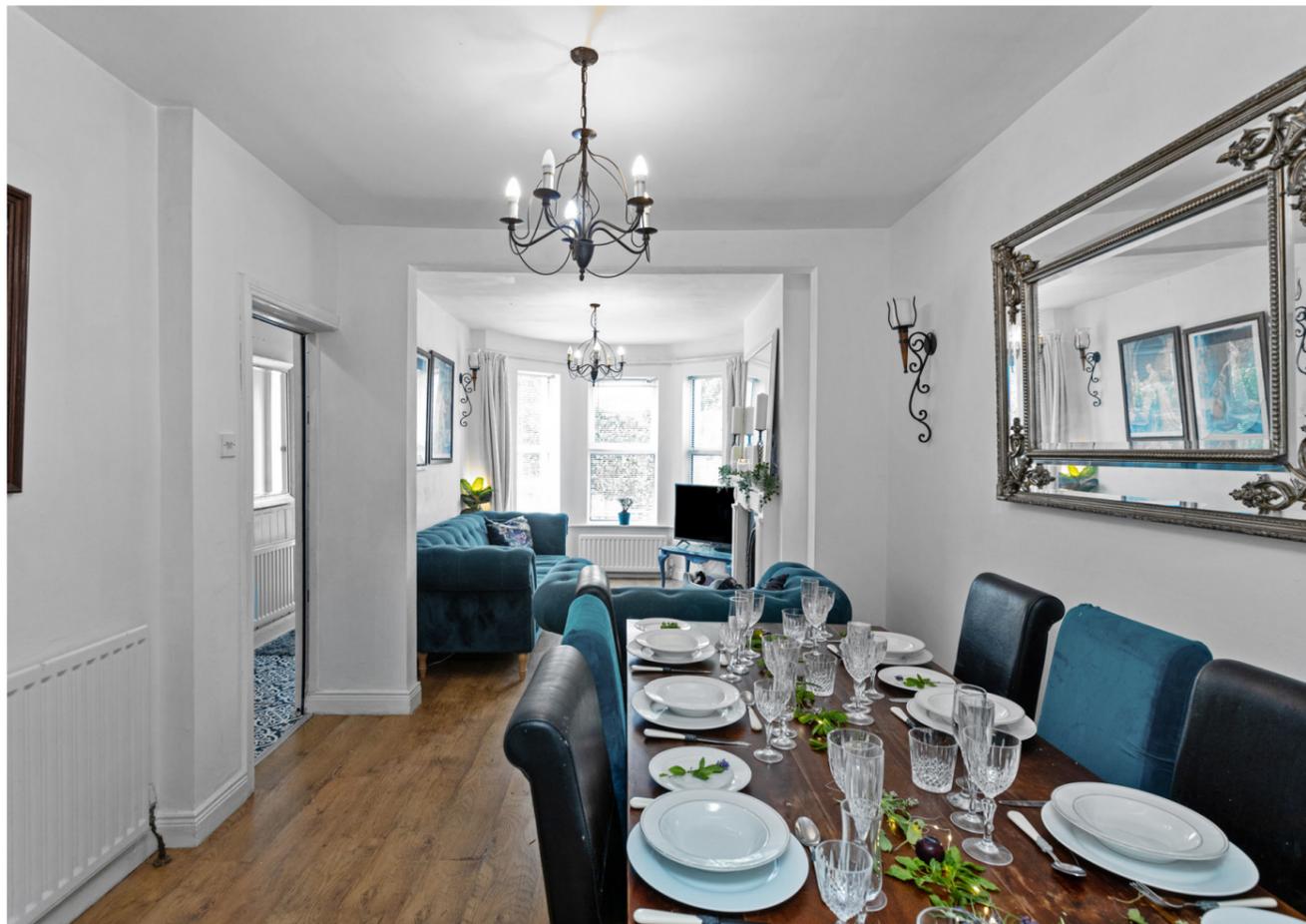
**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Bright living/dining



*The facts you need to know...*

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Handsome, period, extended townhouse

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Five bedrooms, spacious living/dining room and conservatory

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Ground floor bedroom has ensuite wet room ideal for extended family

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Modern kitchen with range cooker

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Family bathroom with white suite including 'spa' bath

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Gas fired central heating (new boiler 2019)

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uPVC double glazing

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Easily maintained front, side and rear patio gardens

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Very popular and convenient location

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Short walk from Hollywood esplanade, coastal path and Seapark beach

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Walking distance of Holywood railway halt and Holywood town centre via underpass

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Range of primary and grammar schools close by

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Various upgrades including damp proof course, insulation, wiring and roofing

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Spacious, practical, home with modern comforts and period style

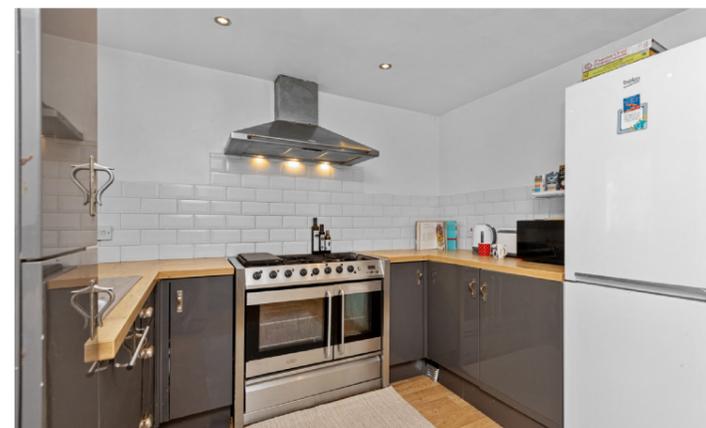
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Contemporary kitchen



Reception hall



*The property comprises...*

**GROUND FLOOR**

**ENTRANCE HALL**

Hardwood front door glazed inset.

**RECEPTION HALL**

With black and white tiled floor.

**BRIGHT LIVING/DINING ROOM**

23' 8" x 9' 6" (7.21m x 2.9m)

Soundproofed wooden flooring.

**CONTEMPORARY KITCHEN**

12' 1" x 9' 6" (3.68m x 2.9m)

Range of high and low level units, laminate work surfaces, single drainer stainless steel sink unit, chrome mixer taps, range cooker, five ring gas hob, electric ovens below, stainless steel extractor hood above, part tiled walls, glazed and bevelled door to:

**CONSERVATORY**

13' 2" x 6' 4" (4.01m x 1.93m)

With door to side patio and door to rear.

**BEDROOM (1)**

11' 4" x 10' 5" (3.45m x 3.18m)

With uPVC double glazed access door to rear.

**WET ROOM**

White suite comprising low flush wc, pedestal wash hand basin, soakaway floor with fully tiled shower enclosure, thermostatically controlled shower unit, extractor fan, access through to ground floor bedroom.



Bedroom one

**First Floor**

**BEDROOM (2)**  
13' 1" x 9' 6" (3.99m x 2.9m)  
Outlook to front.

**BEDROOM (3)**  
11' 2" x 7' 4" (3.4m x 2.24m)  
Laminate wooden flooring, outlook to rear.

**BATHROOM**  
White suite comprising low flush wc, pedestal wash hand basin, panelled Whirlpool type bath, glazed shower screen, chrome thermostatically controlled shower unit, fully tiled walls.

**Second Floor**

**LANDING**  
Storage cupboard, access hatch to roof void.

**BEDROOM (4)**  
12' 10" x 9' 7" (3.91m x 2.92m)  
Two Velux windows. Outlook to front.

**BEDROOM (5)/OFFICE**  
11' 4" x 7' 3" (3.45m x 2.21m)  
Laminate wooden flooring, built-in cupboard, Velux window, outlook to rear, views to Belfast Lough.

**Outside**

Easily managed front, side and rear patio gardens screened by mature hedges.

Off street parking space for small car.



Wet room



Bedroom two



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 [roddgersandbrowne.co.uk](http://roddgersandbrowne.co.uk).

**ENERGY EFFICIENCY RATING (EPC)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will 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.

**TENURE**  
TBC.

**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 TBC.

**VIEWING**  
By appointment with **RODDERS & BROWNE**.

## Location

From Belfast to Bangor Road turn left towards the sea under the railway bridge. Drive straight on past Holywood Yacht Club to the end and the house is on the right-hand side.



**RODGERS  
&  
BROWNE**

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*Sold*  
028 9042 1414

**Sales  
Lettings  
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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### *Disclaimer*

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.