

# RODGERS & BROWNE



63 Cherryhill Road  
Dundonald, BT16 1JL

*offers over £159,950*

**SALE AGREED**



## *The Owner's Perspective...*

"63 Cherryhill Road has been a great home to me, located in a safe, friendly and peaceful neighbourhood.

It's been a pleasure to live in such a homely space with lovely neighbours who look out for each other.

The house and gardens are easy to maintain. The back garden which enjoys the morning sun is enclosed and private.

In terms of locality, I've enjoyed being within walking distance to the local shops and park and being so close to the Comber Greenway. Another benefit is the accessibility to East Belfast, the City Centre and North Down."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



*The facts you need to know...*

Well appointed two bedroom semi detached with a detached garage conveniently situated close to local amenities, including shops, schools, Ulster Hospital and public transport and Glider links, ensuring easy access to everything you need

Well maintained and stylishly presented throughout, making it easy for buyers to settle in and enjoy with minimal effort

Bright and airy living room with a dedicated dining area

Modern kitchen featuring stylish units and integrated appliances

Double glazed windows replaced around three years ago improving energy efficiency and reducing noise

Oak internal doors, PVC soffits and fascia, oil fired central heating system

This house has everything you need, whether you are a first time buyer, downsizing or investing



*The property comprises...*

GROUND FLOOR

ENTRANCE HALL:  
Double glazed front door, stairs to first floor, under stair storage, ceiling cornice.

KITCHEN: 8' 8" x 5' 2" (2.64m x 1.57m)  
Extensive range of high and low level shaker style units including glazed units and open shelving, laminate worktops, one and a half bowl stainless steel sink unit with mixer tap, Smeg integrated electric oven and four ring ceramic hob with stainless steel and glass chimney extractor fan above, integrated fridge freezer, part tiled walls, tiled floor, recessed spotlights, PVC double glazed door to outside.

LIVING ROOM/ DINING: 20' 0" x 9' 8" (at widest points) (6.1m x 2.95m)  
Glazed internal door. Dual aspect, ceiling cornice, double glazed double doors to outside.

FIRST FLOOR

LANDING:  
Access to floored roofspace via aluminium Slingsby type ladder.

BATHROOM:  
Three piece suite comprising panelled bath with mixer tap and telephone shower attachment, chrome heated towel radiator, semi pedestal wash hand basin with mixer tap, low flush wc, hotpress with shelving and copper hot water cylinder, part tiled walls, tiled floor.

BEDROOM (1): 13' 6" x 10' 10" (at widest points) (4.11m x 3.3m)  
Built-in wardrobe with hanging rail and shelf, ceiling cornice.

BEDROOM (2): 9' 0" x 8' 9" (2.74m x 2.67m)  
Ceiling cornice.

Outside  
GARAGE: 16' 11" x 8' 5" (5.16m x 2.57m)  
Recently fitted roller door. Oil fired central heating boiler. Plumbed for washing machine. Light and power. Service door.

GARDENS:  
Gated driveway to front garden which is laid in lawn and flowerbeds.

Enclosed garden to rear laid in lawns and paved patio area with raised flowerbed and coal shed. PVC oil storage tank. Outside tap and light.

*Location*

Travelling from Dunlady Road, turn right on to Canberra Park, third right on to Cherryhill Road, and number 63 is on the right hand side.



# 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](http://rodgersandbrowne.co.uk).

## ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	42 E	
21-38	F		
1-20	G		

## FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

## TENURE

Leasehold. Ground rent £10 per annum.

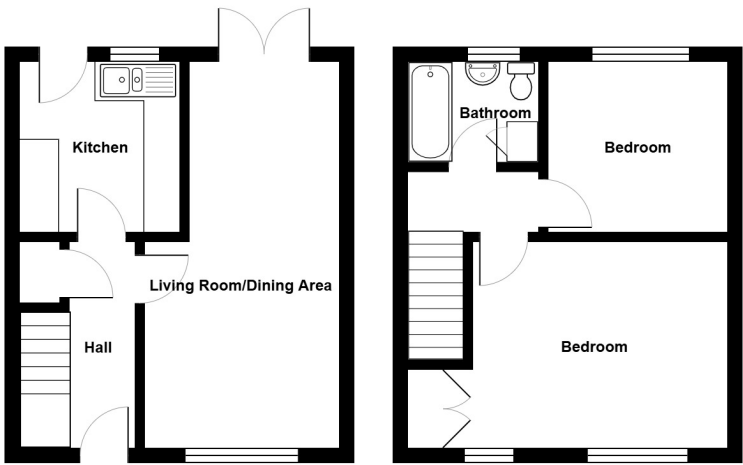
## RATES

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 2024 /2025 is c. £ 913.50

## VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 60.4 m² ... 650 ft²

All measurements are approximate and for display purposes only



Sales  
Lettings  
Property Management

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### Disclaimer

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