

RODGERS & BROWNE



8 Carn End
Holywood, BT18 9PX

offers around £159,950



The Owner's Perspective...

"We like living in this very friendly neighbourhood in Holywood. We have a five minute walk to High Street with all its different shops and restaurants. You can easily get to Belfast and Bangor by train or bus. We love walking by the seaside on Saturday mornings which gives us a positive energy for the coming week. We can't imagine the better place to raise the kids in Northern Ireland."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Well maintained mid terrace property ready to move into

Three generous bedrooms

Kitchen diner with double doors to spacious rear garden with southerly aspect

Modern bathroom on ground floor

Mahogany effect PVC double glazed windows and doors

Gas fired central heating recently installed

Potential for car parking at the front (subject to permissions)

Ideal purchase for a first time buyer or investor

Situated in a cul de sac location and close to a range of primary and secondary schools



Comfortable living room



Bedroom 2



Bedroom 1



Bedroom 3



Ground floor bathroom

The property comprises...

Ground Floor

ENTRANCE HALL

Multi point locking double glazed front door, laminate oak effect flooring, sliding door to:

LIVING ROOM

12' 10" x 12' 0" (into spacious bay window) (3.91m x 3.66m)

Laminate oak effect flooring.

KITCHEN

12' 10" x 9' 3" (3.91m x 2.82m)

Extensive range of high and low level shaker style units, integrated stainless steel oven, four ring ceramic hob, stainless steel cooker canopy and extractor, part tiled walls, marble effect vinyl tiled floor, plumbed for washing machine, double glazed double doors to outside, utility cupboard with space for tumble dryer.

BATHROOM

Panelled bath with mixer tap, shower over, fully tiled walls, vinyl tiled floor, pedestal wash hand basin with mixer tap, low flush wc, painted tongue and groove ceiling, chrome heated towel radiator.

First Floor

LANDING

Pine balustrade and handrail, loft access.

BEDROOM (1)

13' 0" x 10' 9" (3.96m x 3.28m)

Laminate flooring.

BEDROOM (2)

12' 10" x 10' 9" (3.91m x 3.28m)

Including wardrobe recess. Laminate flooring.

BEDROOM (3)

10' 9" x 6' 7" (3.28m x 2.01m)

Laminate flooring.

Outside

Enclosed paved garden to rear.

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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	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

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 TBC

VIEWING

By appointment with **RODGERS & BROWNE**



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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

info@rodgersandbrowne.co.uk

rodgersandbrowne.co.uk



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.