

# RODGERS & BROWNE



4 Sandringham Gardens  
Ballyholme, BT19 1UA

*offers over £229,950*

**SALE AGREED**



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

"This spacious home nestled in a tranquil cul de sac in Ballyholme presents an exciting prospect for those with a vision for modern living, making it an ideal place to call home and escape the hustle and bustle of everyday life. Its spacious interior, generous rear garden, and desirable location close to the esplanade make it an ideal blank canvas for your dream home."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Sitting room



Sitting room



Entrance hall

### *The facts you need to know...*

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This spacious semi-detached house requires modernisation

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It provides ample room for comfortable living, entertaining, and adaptation to your lifestyle

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The property has been vacant for the past 4 years which will benefit a buyer wishing to renovate, as vat for materials and works will be at a reduced figure to 5%

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The two reception rooms provide versatility, allowing you to create distinct spaces for relaxation and entertainment

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Floored roofspace with extensive and varied storage options

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A private and fully enclosed large back garden perfect for gardening, outdoor dining, and children's play

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Ample parking space is provided by the tarmac driveway

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Priced to allow for updating

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New gas boiler installed February 2024

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Close proximity to Bangor City Centre and the arterial routes linking with Belfast and Newtownards

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Ballyholme esplanade and village, including schools, parks, shops, and dining options, are all within easy reach

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Kitchen with breakfast area



Drawing room



Kitchen



Bathroom

## *The property comprises...*

### GROUND FLOOR

#### ENTRANCE HALL

Wooden front door with feature stained glass window inset. Feature wall panelling. Under stairs storage. Stairs to first floor.

#### DRAWING ROOM

12' 5" x 11' 11" (3.78m x 3.63m) (at widest points)  
Brick fireplace with tiled hearth, wooden mantelpiece and open fire. Dual aspect windows.

#### SITTING ROOM

17' 10" x 11' 5" (5.44m x 3.48m) (at widest points)  
Stone fireplace with granite surround and hearth with gas fire. Dual aspect windows. Door to:

#### KITCHEN WITH BREAKFAST AREA

16' 9" x 9' 3" (5.11m x 2.82m)  
Extensive range of high and low level wood effect shaker style units and corner display with stone effect worktops. Integrated electric oven and four ring gas hob and concealed extractor fan above, one and a half bowl stainless steel single drainer sink unit with mixer tap. Plumbed for washing machine and dishwasher, space for tumble dryer and fridge freezer. Wood panelled ceiling. Tiled splashback. Tiled floor. Double doors to paved patio area and garden.



Main Bedroom

**FIRST FLOOR**

**LANDING**

**MAIN BEDROOM**

13' 10" x 11' 5" (4.22m x 3.48m)

Tiled shower cubicle with electric Mira Sport shower unit. Extractor fan. Dual aspect windows.

**BEDROOM (2)**

12' 6" x 10' 1" (3.81m x 3.07m)

Built in wall wardrobes with storage above. Dual aspect windows.

**BEDROOM (3)**

9' 4" x 6' 8" (2.84m x 2.03m)

**BATHROOM**

Bath with wooden panel, mixer tap with handheld telephone shower attachment and electric Mira Sport shower unit above. Pedestal wash hand basin. Extractor fan. Airing cupboard with shelving.

**SEPARATE WC**

Low flush wc.

**ROOFSPACE**

Access to floored roofspace via folding aluminium ladder. Power

EXPERIENCE | EXPERTISE | RESULTS

and light. Double glazed Velux window.

**OUTSIDE**

Extensive tarmac driveway with parking for several cars leading to fence enclosed rear garden.

Extensive hedge enclosed rear garden with raised paved patio area. Garden shed.



Landing



Bedroom two



Bedroom 3



Garden

*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](http://rogersandbrowne.co.uk).

**ENERGY EFFICIENCY RATING (EPC)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	50 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**

Leaseold (947 years from 16th April 1937). Ground rent £7 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 2023/2024 is £1,481.04

**VIEWING**

By appointment with **RODGERS & BROWNE**.

EXPERIENCE | EXPERTISE | RESULTS

## Location

Leaving Bangor on Donaghadee Road turn left onto Groomsport Road, take the third left onto Sandringham Drive and left onto Sandringham Gardens, number 4 is on your right.



## Floor plan



Total Area: 115.6 m<sup>2</sup> ... 1244 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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.