

RODGERS & BROWNE



6 Brooklyn Park, Ballyholme,
Bangor BT20 5PA

offers around £399,950



The Agent's Perspective...

"Located in a quiet cul de sac off Groomsport Road, this attractive detached bungalow is a rare find in Ballyholme.

Just a pleasant stroll from the shops in 'the village' and also close to Ballyholme Bay the location is ideal. Supermarket shopping is also nearby via dual carriageway.

Beautifully decorated and presented, the bungalow has a bright interior and ready to move in appeal. Set off by easily managed gardens which have a sunny aspect, this is a most appealing home.

Don't miss it!"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Dining room open to kitchen



Comfortable Living Room with reclaimed brick fireplace



Cosy reclaimed brick fireplace



Entrance hall

The facts you need to know...

3 bedrooms 2 receptions including dining kitchen

Crafted, pine 'country' kitchen

Desirable and convenient Ballyholme location close to Ballyholme Bay

Dual carriageway access to Bloomfield Shopping Centre and supermarkets

Quiet, end of cul de sac position

Parking for several cars

Easily maintained, mature sunny garden

Modern bathroom with bath and shower cubicle

Gas fired central heating

uPVC double glazing

Bright, well presented interior

Detached garage

uPVC eaves and soffits for minimum maintenance

Air ventilation system

Rare opportunity to purchase a bungalow in the Ballyholme area



Country pine kitchen with polished granite worktops



'Belfast' sink



Rangemaster cooker

The property comprises...

GROUND FLOOR

Slate tiled entrance to hardwood front door.

ENTRANCE PORCH: Slate tiled floor. Glazed hardwood door to

ENTRANCE HALL: Ceramic tiled floor. Cloaks cupboard

LIVING ROOM: 17' 0" x 12' 3" (5.18m x 3.73m) Large picture window looking into front garden. Feature reclaimed brick fireplace with tiled hearth, reclaimed pine mantle. Oak flooring. Open to:

DINING ROOM & COUNTRY KITCHEN 24' 3" x 10' 10" (7.39m x 3.3m) Oak flooring to dining room open to Kitchen with extensive range of pine high and low level cupboards, polished granite worktops and breakfast bar. Range cooker in reclaimed brick and tiled recess. Fridge / freezer and dishwasher. Tiled floor to kitchen. Half stable door to rear garden.



Bathroom with bath and shower cubicle

BEDROOM (1): 15' 0" x 11' 0" (4.57m x 3.35m)

BEDROOM (2): 11' 9" x 9' 9" (3.58m x 2.97m)

BEDROOM (3): 12' 0" x 10' 9" (3.66m x 3.28m)

BATHROOM: 9' 6" x 7' 3" (2.9m x 2.21m) (max)
White suite, tiled panelled bath, low flush wc, pedestal wash hand basin, chrome heated towel radiator, half tiled walls, fully tiled shower cubicle with thermostatic shower, tiled floor and extractor.

ROOFSpace: Access by folding wooden ladder, floored and insulated

OUTSIDE

DETACHED GARAGE: 20' 3" x 10' 0" (6.17m x 3.05m) Up and over door, light, power, plumbed for washing machine.

Tarmac driveway and parking / turning space. Floodlight.

Tool store. Bin store.

Mature gardens to front side and rear in lawns, flowerbeds bordered by hedges and fencing. Sheltered sunny aspect to rear. Patio and barbecue area.



Bedroom 1



Bedroom 2



Sunny patio



Sheltered side garden

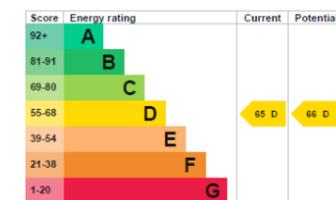
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			X
Is there an annual service charge?			X
Any lease restrictions (no AirBnB etc) ?			X
On site parking?	✓		
Is the property 'listed'?			X
Is it in a conservation area?			X
Is there a Tree Preservation Order?			X
Have there been any structural alterations?			X
Has an EWS1 Form been completed?			X
Are there any existing planning applications?			X
Is the property of standard construction?	✓		
Is the property timber framed?			X
Is the property connected to mains drains?	✓		
Are contributions required towards maintenance?			X
Any flooding issues?			X
Any mining or quarrying nearby?			X
Any restrictive covenants in Title?			

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	Several suppliers available
Mains gas	Several suppliers available
LPG	Several suppliers available
Mains water	Yes
Cable TV or satellite	Several suppliers available
Telephone	Several suppliers available
Broadband and speed	1000 Mbps download Up to 220 Mbps upload

ENERGY EFFICIENCY RATING (EPC)



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.

TENURE: Leasehold / freehold / term / ground rent £

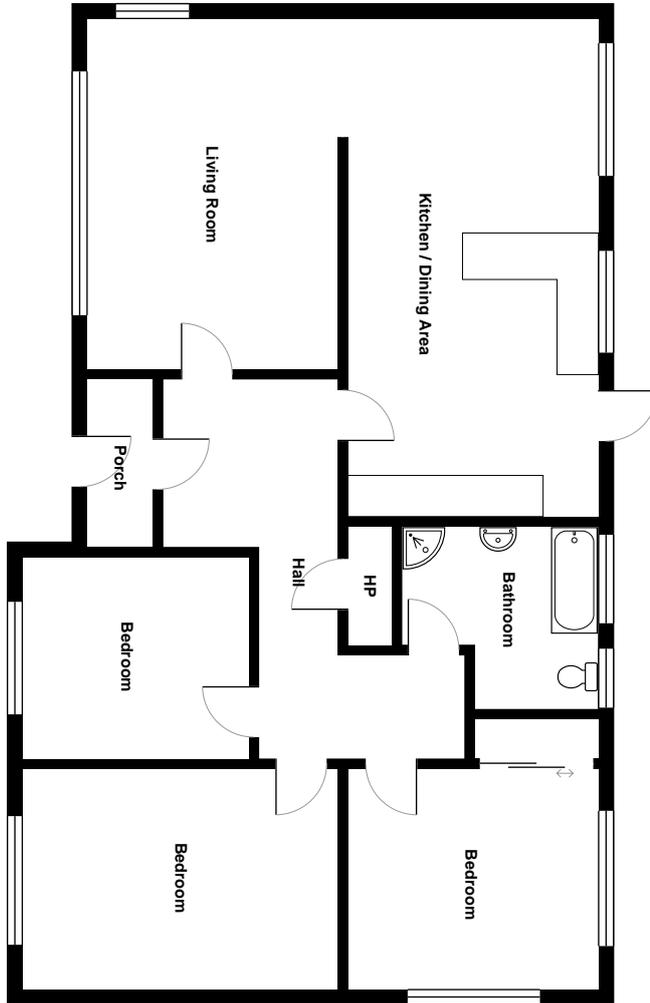
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023 /2024 is c. £ 1,916.64

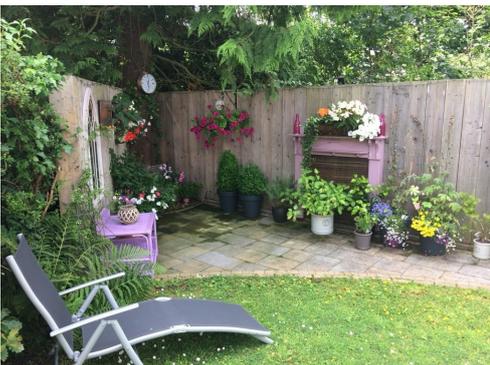
VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Heading towards Bangor on Groomspout Road Brooklyn Park is on left hand side just past Morningside.



Total Area: 115.7 m² ... 1245 ft²
All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

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Disclaimer

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