

RODGERS & BROWNE

SALE AGREED

14 Clonlee Drive,
Ballyhackamore, East Belfast, BT4 3DA



offers over £335,000

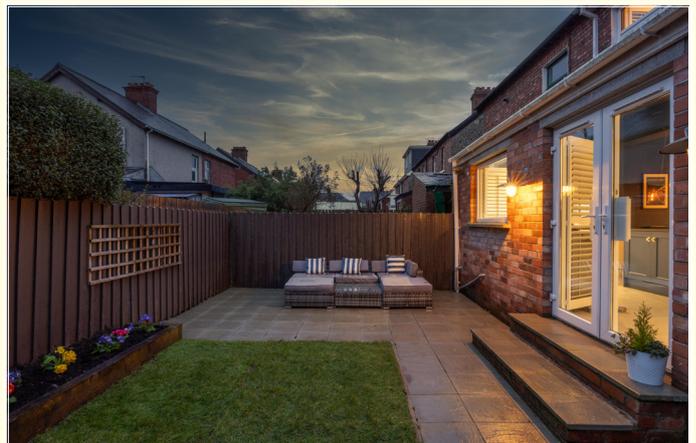


The Owner's Perspective...

"Number 14 has been a very special home for us. The house was built in the 1920s and whilst we have modernised the house, we have always had the goal of maintaining the original features for character and charm.

We love that the house is within short walking distance to the shops and the thriving bars and restaurants of Ballyhackamore. Belfast city centre is so accessible also via the glider right at the end of the street.

Clonlee Drive is full of pleasant families and there is a real sense of community. We have thoroughly enjoyed living here and we know that the next owner will enjoy our beautiful home as much as we have. We will be very sorry to leave! "



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Family room



Family room



Entrance hall

The facts you need to know...

Attractive red brick extended semi detached home finished to an exceptional standard throughout

Family room with hole in the wall fire and wooden surround, glazed doors to kitchen

Stunning two tone handcrafted kitchen incorporating a large central island, breakfast bar area with Dekton worktops, two Siemens ovens, dishwasher and Elica induction hob with integrated ventilation system

Casual dining area off the kitchen

Three bedrooms each with walnut flooring

Recently installed luxury bathroom with deep fill bath and contemporary shower enclosure, feature tiling and contemporary sink unit

Gas fired central heating

Grey PVC double glazing

Fraser Nolan Shutters throughout the home

Fully enclosed rear garden laid in lawns, raised flowerbeds and patio areas

Only minutes from the renowned Belmont and Ballyhackamore Villages

Many local amenities are close to hand including a number of renowned schools

Transport links to Belfast City Centre are all on the doorstep via road or the regularly serviced Glider route



Contemporary living/dining/kitchen



Living, dining kitchen



The property comprises...

Ground Floor

Composite glazed front door with side lights.

ENTRANCE HALL

Reclaimed tiled floor, staircase to first floor, under stair storage, gas boiler, open hanging space. Under stair storage.

FAMILY ROOM

14' 3" x 12' 8" (4.34m x 3.86m)

Open shelf space, open fireplace with painted wooden surround, corniced ceiling, solid walnut flooring, plantation shutters, double glazed doors with glazed side lights to:

LUXURY HANDCRAFTED KITCHEN OPEN TO CASUAL DINING 20' 3" x 18' 9" (at widest points) (6.17m x 5.72m)

Stunning handcrafted shaker style kitchen finished in two tone units, under unit lighting, Dekton worktops, feature Range Master with seven ring gas top, double oven, space for American fridge freezer, Blanco tap and drencher unit, double inset sink, open shelving, Elica induction hob with built-in extraction two Siemens eye level ovens, breakfast bar, integrated dishwasher, ceramic tiled floor, integrated bin, French doors to garden.



Bedroom one

First Floor

LANDING

Access to roofspace with wooden Slingsby style ladder.

BEDROOM (1)

11' 6" x 11' 0" (3.51m x 3.35m)
Walnut flooring.

LUXURY BATHROOM

7' 10" x 7' 4" (2.39m x 2.24m)
White suite including panelled deep fill bath, low flush wc, rice bowl sink unit with mixer and Quartz worktop, cabinet below, shower cubicle with feature light shelf, over drencher and telephone shower, part tiled floor, chrome heated radiator, low voltage lighting.

BEDROOM (2)

11' 5" x 9' 9" (3.48m x 2.97m)
Handcrafted built-in wardrobes with cabinets below, walnut flooring.

BEDROOM (3)

7' 11" x 7' 7" (2.41m x 2.31m)
Walnut flooring, picture rail.

Outside

To the rear is a fully enclosed rear garden laid in lawns with raised flowerbeds, paved patio area plus additional space for storage.

Driveway with parking for two cars.



Bedroom two



Luxury 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 rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	63 D
39-54	E		
21-38	F		
1-20	G		



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 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

Leasehold

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.£1,478.15 per annum.

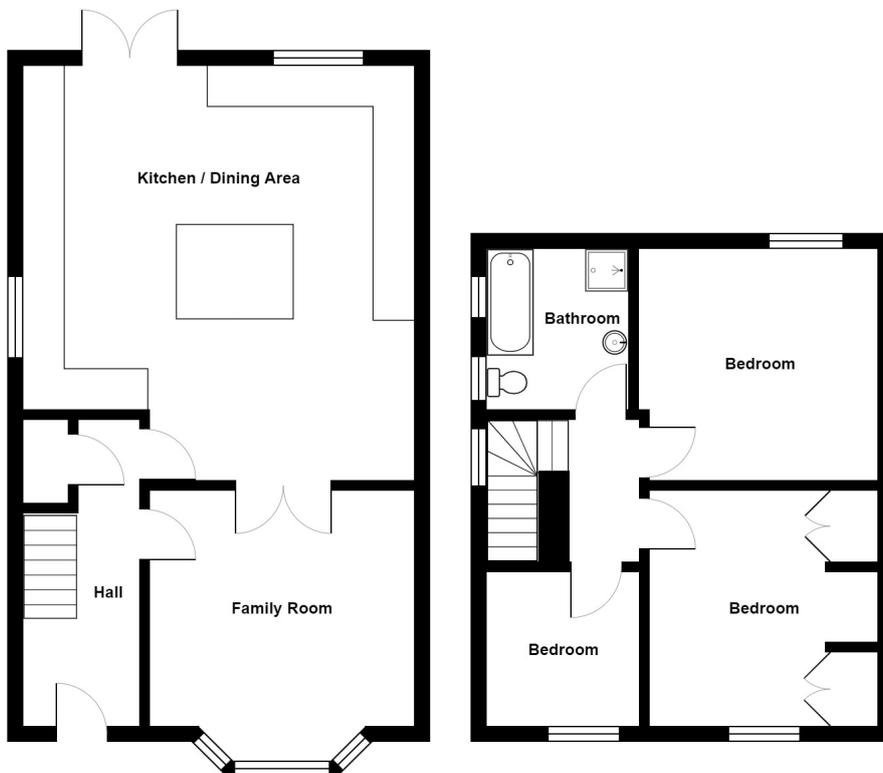
VIEWING

By appointment with **RODGERS & BROWNE**.

Location Travelling down the Upper Newtownards Road toward Belfast City Centre, continue through Ballyhackamore Village and North Road lights, Clonlee is your next right No 14 is on your left.



Floor plan



Total Area: 99.7 m² ... 1073 ft²

All measurements are approximate and for display purposes only



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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

info@rogersandbrowne.co.uk

rogersandbrowne.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.