

**RODGERS
&
BROWNE**

21 Larch Hill, Craigavad
Holywood, BT18 OJN

offers around £625,000



The Agent's Perspective

"This is an exceptional detached bungalow which has been carefully and methodically modernised to provide a comfortable, easy to maintain home.

The central 'hub' of the house is the magnificent, sprayed ash kitchen which includes a stunning quartz centre island and a range of quality appliances. Both the living room and sitting room open off the kitchen creating a lovely, bright open plan space which has access to the rear patio, barbecue area and private mature rear garden.

There are four bedrooms, the master having a dressing room and ensuite shower room. The main bathroom has also been replaced and now features a superb, contemporary white suite with large, deep-fill bath and fully tiled corner shower cubicle.

For those who are seeking a spacious, bright home with superb privacy and Lough views this is undoubtedly the perfect choice.

Real 'ready to move in' appeal!"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Living room with superb Lough views



Living room with contemporary fireplace



Bright Entrance

THE FACTS YOU NEED TO KNOW...

Four bedrooms, two reception rooms

Magnificent kitchen 31'9" x 12'9" with extensive range sprayed ash units by Johanna Montgomery Design

Beautifully decorated and presented

Stunning ensuite, dressing room and contemporary bathroom

Private, enclosed mature gardens siding onto farm land

uPVC double glazing

Oil fired central heating – with high efficiency boiler

Private site accessed by long driveway to double entrance gates

Superb views of Belfast Lough to hills beyond

Detached garage remote control electric roller door

Parking and turning space for several cars

Oak, opaque glass interior doors throughout

Bright, attractive interior



Sitting and dining area open to kitchen



Kitchen with Brazilian rivan slate floor



Sitting area



Casual dining



Bedroom 2 or Study

The Property Comprises...

GROUND FLOOR

uPVC double glazed front door and side panel to:

PORCH

Floor to ceiling uPVC double glazed window with superb Lough views. Large format Brazilian rivan slate tiled floor. Open to:

ENTRANCE HALL

Oak flooring. Double opaque glass oak doors to kitchen/living/dining area.

CLOAKROOM

Oak flooring. Hanging space. Separate hotpress with copper cylinder Willis water heater.

SUPERB LIVING/KITCHEN/SITTING AREA

LIVING ROOM

21' 0" x 15' 9" (6.4m x 4.8m)
Feature vaulted ceiling, painted tongue and groove panelling, contemporary raised hole in wall fireplace. Walnut bookcase shelving. Oak flooring. Large uPVC double glazed picture window overlooking front garden with superb views of Belfast Lough and hills beyond. Brazilian rivan slate tiled floor. Stair with handmade, walnut handrail up to:

MAGNIFICENT KITCHEN

31' 9" x 12' 9" (9.68m x 3.89m)
Extensive range of sprayed ash high and low level cupboards, walnut hardwood worktops, enamel Belfast sink with mixer tap, large centre island with quartz worktop, as coffee point or breakfast area, inset Miele ceramic hob, recessed stainless steel cooker canopy and extractor, recessed lighting. Miele stainless steel oven, microwave, pantry unit, broom cupboard, stainless steel fridge freezer, large format Brazilian rivan slate floor, part tiled walls, plumbed for washing machine. uPVC double glazed door to patio and rear garden. Open to:

SITTING ROOM AND CASUAL DINING

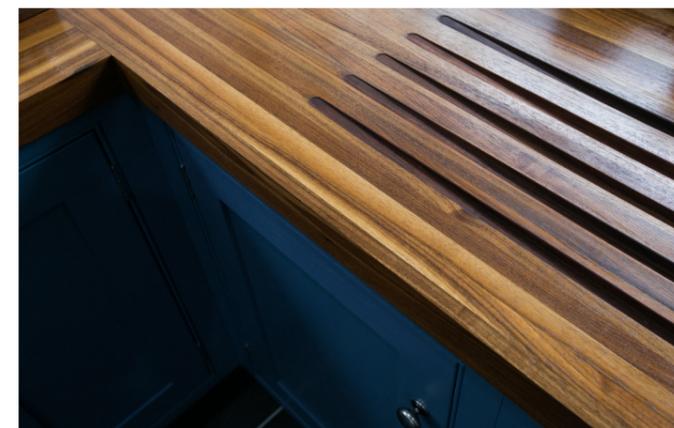
21' 6" x 12' 6" (6.55m x 3.81m)
Large format Brazilian rivan slate tiled floor. uPVC double glazed door to patio and rear garden. Views into private rear garden.



Magnificent kitchen Johanna Montgomery Design



Superb kitchen / living / sitting area



Walnut worktops



View from kitchen to Lough beyond

BEDROOM (1)

12' 3" x 12' 0" (3.73m x 3.66m)

Superb Lough views. Solid wood 'plantation' shutters by Fraser Nolan. Archway and step up to:

DRESSING AREA

12' 3" x 4' 6" (3.73m x 1.37m)

Extensive range of built in wardrobes, sliding glass doors. Feature walnut vanity unit and handmade rectangular wash basin, tiled walls, mosaic ceramic tiled floor. Recessed lighting.

ENSUITE SHOWER ROOM

Low flush wc, chrome towel radiator, fully tiled walls, recessed lighting. Mosaic ceramic tiled floor. Fully tiled shower cubicle with thermostatically controlled shower. Extractor fan.

BEDROOM (2)

14' 6" x 11' 0" (4.42m x 3.35m)

(Rear) Large window overlooking patio and rear garden.

BEDROOM (3)

11' 3" x 10' 4" (3.43m x 3.15m)

(Rear) built in wardrobes sliding doors. View into private rear garden.

BEDROOM (4)

12' 0" x 8' 9" (3.66m x 2.67m)

(Front) Superb Lough views. Extensive range of built in wardrobes, sprayed ash glass doors. Solid wood 'plantation' shutters by Fraser Nolan.

BATHROOM

9' 0" x 7' 9" (2.74m x 2.36m)

Contemporary white suite comprising low flush wc, vanity unit, large rectangular wash hand basin, free standing deep tub bath with mixer tap, fully tiled walls with feature Porcelanosa decorative panel, Porcelanosa porcelain fully tiled corner shower cubicle, drench shower and telephone hand shower, recessed lighting, grey timber effect ceramic tiled floor also by Porcelanosa. Chrome heated towel radiator.



Bedroom one

Outside

BOILER HOUSE

Oil fired, high efficiency central heating boiler.

GARDEN STORE

TIMBER GARDEN SHED

Large flagged patio and barbecue area. Private, mature gardens siding onto farmland in lawns, flowerbeds, shrubs, borders and mature trees.

DETACHED GARAGE

17' 0" x 16' 3" (5.18m x 4.95m)

Electric remote control roller door. Light and power.

Pink gravel parking and turning space for several cars. Automatic flood lighting. Grey granite driveway to double timber sheeted gates.



Ensuite shower room



Vanity unit



Dressing area



Bathroom



Bedroom three view into rear garden



Bedroom four (or Dressing Room) with superb Lough views



Sheltered patio with superb Lough views



Mature sheltered gardens



Private site



Plenty of parking

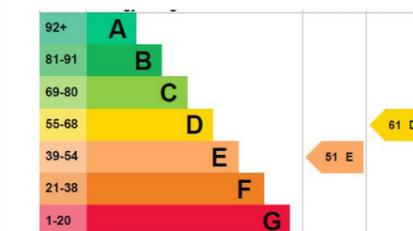
Additional Information

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 roddgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) 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

TBC.

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.£3,426.00

VIEWING

By appointment with **RODDERS & BROWNE**.

Location

Off Bangor Road opposite Glenraig Park. Turn first right and follow the road round to the left. 21 is on right hand side.

Floor plan



Ground Floor
Approx. 197.1 sq. metres (2122.0 sq. feet)

Total area: approx. 197.1 sq. metres (2122.0 sq. feet)
For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using Planipol.

21 Larch Hill, Holywood

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RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

Sales
Lettings
Property Management

RODGERS & BROWNE

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

info@rogersandbrowne.co.uk
rogersandbrowne.co.uk



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