

RODGERS & BROWNE

SALE AGREED

101 Windermere Road , Four Winds
Belfast, BT8 6XB



offers around £210,000



The Owner's Perspective...

"Living in this home for the past decade has been the perfect match for our lifestyle.

Initially drawn by the property's convenient location, just a five-minute drive from Forestside Shopping Centre and within walking distance of Metro transport links to the Ormeau Road and City Centre. It's made commuting, meeting friends, and dining out easy!

Having the National Trust Lisnabreeny Cregagh Glen just a short walk away has been ideal for walks and is a favourite spot for us and our dog.

We often host friends and family and the open-plan kitchen and dining area, leading to the private back garden, makes for the right setting. Especially in the summer, when it gets great sun in the afternoon and into the evenings, making it a space to relax, entertain and create lots of memories."



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Living room



Living room

The facts you need to know...

Spacious semi detached home

Living room with large picture window and gas fire

Kitchen opening to dining area, kitchen with integrated appliances and access to rear garden

Three bedrooms

Main bathroom with white suite

Gas fired central heating

PVC double glazed windows

Tarmac driveway with parking for three cars

Fully enclosed rear gardens

Ideally located to access Belfast City Centre which is only 4.5 miles away

The renowned Lesley Forestside Shopping Complex is only five minutes away

An array of local amenities including schools such as Lagan College are all close to hand



Kitchen opening to living and dining



The property comprises...

Ground Floor

PVC double glazed door leading to:

ENTRANCE HALL

Concealed storage with sliding doors, solid oak strip flooring, staircase to first floor with open storage under.

LIVING ROOM

13' 11" x 12' 9" (4.24m x 3.89m)

Stone fireplace with matching hearth, gas inset, solid wooden floor, double glazed doors to:

KITCHEN OPEN TO LIVING AND DINING

21' 5" x 8' 8" (6.53m x 2.64m)

Extensive range of high and low level cream cabinets with aroca style wood tops, one and a half sink unit with mixer tap, four ring ceramic hob, Hotpoint under oven, space for fridge freezer, integrated dishwasher, part tiled walls, under unit lighting, breakfast bar area, laminate flooring, double French doors to garden plus service door.



Main bedroom

First Floor

LANDING

Hotpress with Worchester gas boiler. Access to roofspace.

MAIN BEDROOM

13' 11" x 10' 0" (4.24m x 3.05m)

BEDROOM (2)

13' 1" x 8' 10" (3.99m x 2.69m)

Exposed timber floor including built-in wardrobe.

BEDROOM (3)

8' 0" x 7' 10" (2.44m x 2.39m)

Plus built-in wardrobes.

BATHROOM

7' 11" x 5' 8" (2.41m x 1.73m)

White suite comprising panelled bath with mixer tap, Mira Sport electric shower, low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor.

Outside

Tarmac driveway with parking for three cars.

Gardens to the front laid in lawns and flowerbeds. To the rear are fully enclosed garden laid in lawns and large patio area.

Two sheds, one plumbed for a washing machine.



Bedroom 2



Bedroom 3



Main bathroom



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?	X		
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?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

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

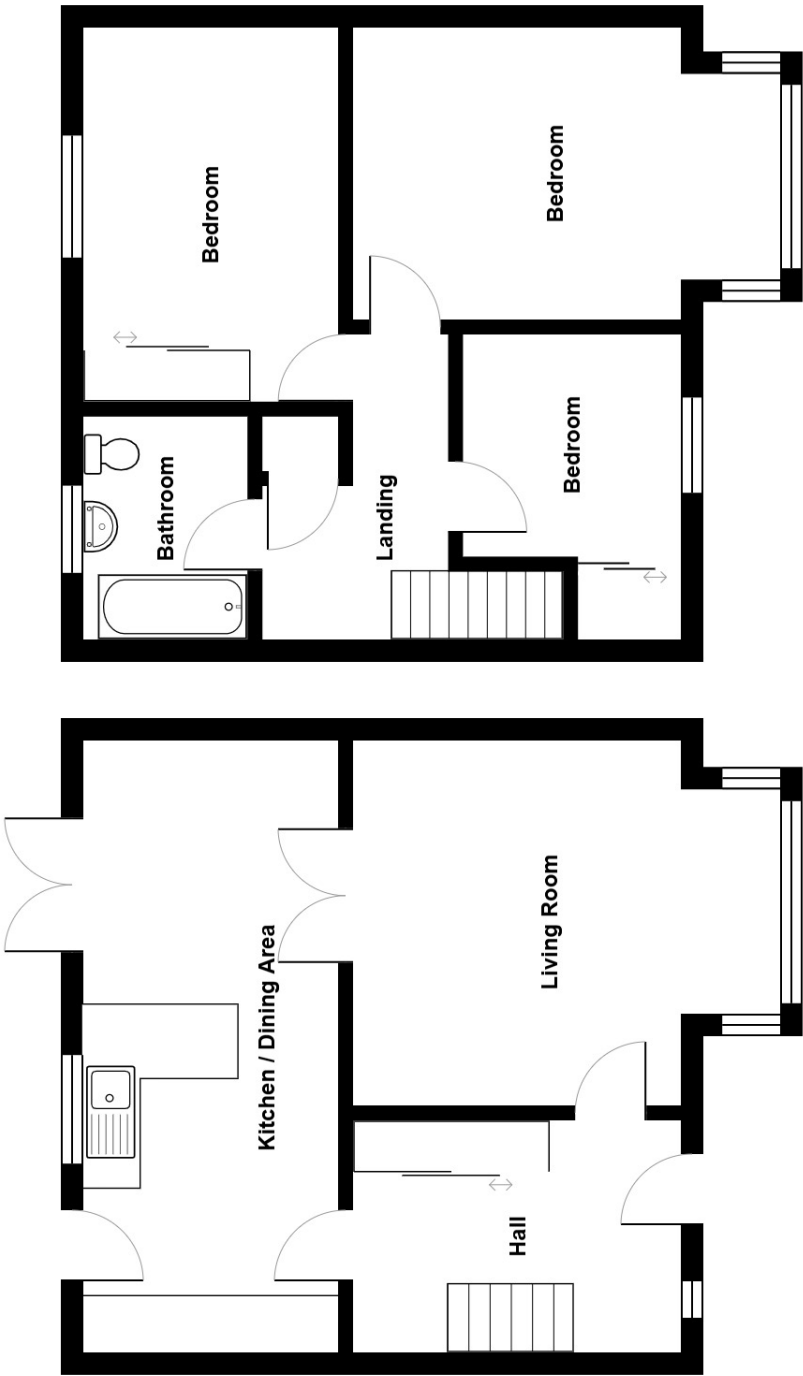
Ground Rent - £40 per annum

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 2025/2026 £1,175.00

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

Location: Travelling towards Newtownbreda from Lesley Forestside Shopping Complex on the A24 (Saintfield Road) take your third left into Newtown Park continue through the roundabout onto Ballymacanaghy Road, first right into Windermere Road, No 101 will be c.500 yards on your right.



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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