

# RODGERS & BROWNE



20 Rhanbuoy Gardens, Seahill  
Holywood, BT18 0GA

*offers around £285,000*



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

"This is a three storey end townhouse located in a quiet cul-de-sac within walking distance of the seashore and coastal walks.

There is great flexibility here to use the accommodation to suit individual needs with three bedrooms, living room, dining kitchen, cloakroom, bathroom and ensuite shower room in its present form. There is also an integral garage with access to the house and a large utility room or possible study as the garage is plumbed for a washing machine.

Set off by enclosed gardens to the rear there is a raised 'viewing point' which enjoys afternoon and evening sunshine and views overlooking Belfast Lough.

Benefiting from gas fired heating and uPVC double glazing, this is an interesting and practical opportunity"



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## The facts you need to know...

Three bedroom townhouse

First floor living room

Close to coastal path with stunning walks to Belfast and Bangor

Cul de sac

uPVC double glazing

Integral garage with access to house

Sizeable rear and side garden with elevated sitting area enjoying Lough views

Separate large utility/laundry room

Local train station and dual carriageway access to Belfast and Bangor

Glencraig Primary school and Rockport schools nearby

Cloakroom, bathroom and ensuite shower room



Bedroom one



Bedroom two



Bathroom

## The property comprises...

### GROUND FLOOR

Double glazed timber front door.

**ENTRANCE HALL** Tiled floor, door to integral garage.

**UTILITY/GYM/CINEMA ROOM/OFFICE** 15' 6" x 11' 0" (4.72m x 3.35m) Single drainer stainless steel sink unit with mixer tap, tiled floor, extractor fan.

Staircase with laminated timber treads to:

### First Floor

**LANDING** Laminate timber effect flooring.

**LIVING ROOM** 16' 3" x 14' 9" (4.95m x 4.5m) Laminate timber effect flooring, oblique Lough view.

**DINING KITCHEN** 16' 6" x 11' 3" (5.03m x 3.43m) Range of shaker style high and low level cupboards, butchers block effect laminate worktops, stainless steel one and a half tub single drainer stainless steel sink unit with mixer tap, concealed gas fired central heating boiler, oven, four ring gas hob, glass splashback, cooker canopy, tiled floor, recessed lighting, space for breakfast table and chairs, breakfast bar.

Sliding uPVC double glazed door to patio and garden.

**CLOAKROOM** Low flush wc, pedestal wash hand basin, tiled floor, tiled walls, extractor fan.

Staircase with laminate timber treads to:

### Second Floor

**BEDROOM (1)** 13' 9" x 13' 3" (4.19m x 4.04m) Built-in wardrobe with mirror doors, laminate timber flooring, Lough views.

**ENSUITE SHOWER ROOM** White suite comprising; pedestal wash hand basin, low flush wc, fully tiled walls, fully tiled shower cubicle with Instant heat shower unit, tiled floor,

**BEDROOM (2)** 11' 6" x 7' 9" (3.51m x 2.36m) Laminate timber effect flooring, Dormer window, study point or wardrobe recess.

**BEDROOM (3)** 9' 6" x 8' 0" (2.9m x 2.44m) Laminate timber effect flooring.

**BATHROOM** White suite comprising panelled bath with mixer telephone hand shower, low flush wc, pedestal wash hand basin, extractor fan, tiled floor.

### Outside

#### INTEGRAL GARAGE

18' 0" x 10' 9" (5.49m x 3.28m)  
Light and power. Roller door. Laminate worktop, plumbed for washing machine.

Brick paviour patio partly covered to rear.

Extensive garden to rear and side in lawns, flowerbeds, shrubs, fencing. Elevated viewing point to rear with Lough views. Automatic flood lighting.

### Location

Travelling from the Bangor Road turn left into Seahill Road, first left into the continuation of Seahill Road, follow this road past Glencraig Primary School and Seahill train halt, take the second left into the further continuation of Seahill Road. Once at the bottom of the road keep right into Rhanbuoy Park and Rhanbouy Gardens is straight ahead No 20 is on the left.

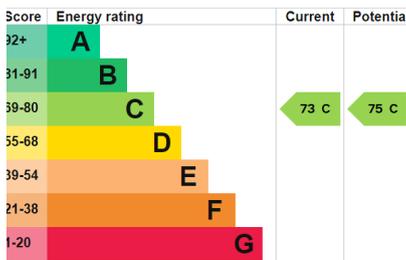
## Additional information

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 [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)



### FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

### 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. £2,055.83

### VIEWING

By appointment with **RODGERS & BROWNE**.

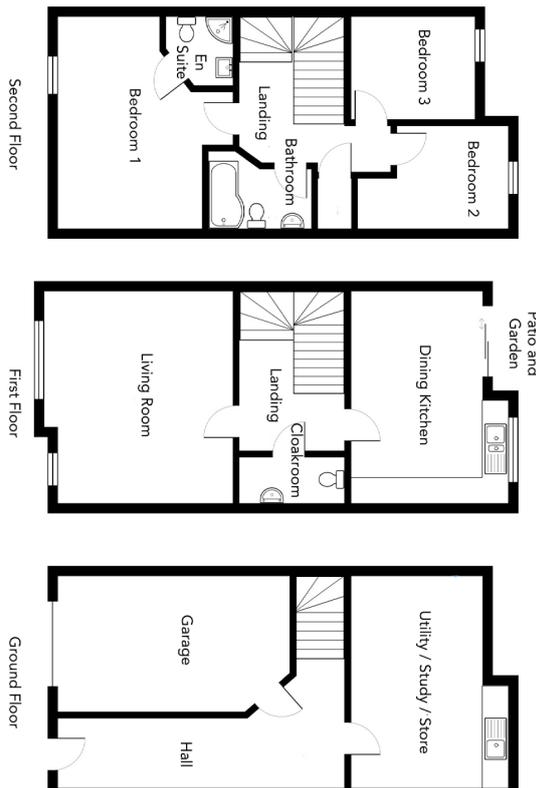
**N.B.** This is a managed environment where various aspects are arranged through a management company for the benefit of all. The contributions made by each owner are for: Cleaning of bins, electricity for common areas, buildings insurance including public liability, grounds maintenance (common areas only), gutter cleaning, general building repairs. There is also a contingency fund held against unforeseen future expenditure. The current contribution for this property equates to approximately £603.00 pa.

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

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

### UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	YES - SEVERAL SUPPLIERS
Mains gas	YES - SEVERAL SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	SEVERAL PROVIDERS
Telephone	SEVERAL PROVIDERS
Broadband and speed	SEVERAL PROVIDERS UP TO 1000 MBPS



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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.