

**RODGERS  
&  
BROWNE**



12 Clonlee Drive

Belfast BT4 3DA

*offers around £375,000*



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

"This is a lovely, bright and well presented home with much more to offer than may be obvious from the road.

Not only does the house have a fabulous extended living / dining kitchen to the rear, but also a fully converted second floor to add a fourth bedroom and shower room. The bathroom has also been remodelled and features a free-standing bath and shower cubicle. Creature comforts are enhanced with gas fired central heating and uPVC double glazing.

With schools and social activities nearby and the 'buzz' around the Ballyhackamore area, this is a fantastic opportunity. Don't miss it!"

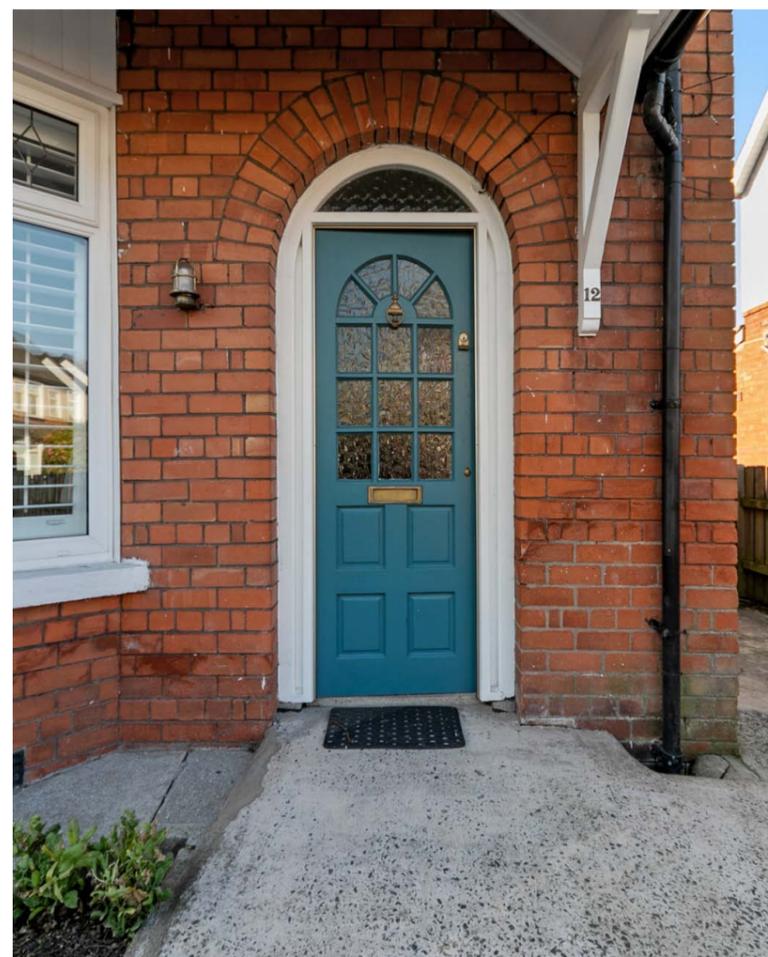
**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Comfortable living room with log burning stove



*The facts you need to know...*

---

4 bedrooms, living room and fabulous, extended living / dining kitchen with vaulted ceiling c.1450 sq.ft.

---

Beautiful bathroom with bath and shower cubicle

---

Additional shower room

---

Gas fired central heating

---

uPVC double glazing

---

Beautifully decorated and presented with lovely, bright, sunny interior

---



---

Exceptionally popular and convenient location

---

Close to social and leisure facilities at Ballyhackamore

---

Real 'ready to move in' appeal

---

Small easily manged patio garden to rear with sunny aspect

---

Just a short walk from Comber Greenway

---



Stunning living / dining kitchen



Space for dining table and chairs



## *The property comprises...*

### **GROUND FLOOR**

Single glazed timber front door

**ENTRANCE HALL:** Original mosaic tiled floor. Under stairs cupboard as storage and gas fired central heating boiler

**LIVING ROOM:** 13' 6" x 12' 3" (4.11m x 3.73m) into bay window. Feature gas fired cast iron stove, built in display shelving, oak flooring, coved ceiling, Plantation blinds

**EXTENDED LIVING / DINING KITCHEN** 20' 6" x 17' 3" (6.25m x 5.26m) (maximum) Vaulted ceiling, recessed lighting, tiled floor, built in cupboard storage, space for dining table and chairs also casual seating. Attractive oak kitchen with extensive range of high and low level cupboards, quartz worktops and centre island, Franke sink with mixer taps, Bosch dishwasher, Siemens single oven, compact oven and warming drawer, five ring stainless steel hob with quartz splash back, stainless steel cooker canopy, space for 'American' fridge freezer, plumbed for washing machine, old school style and vertical radiators. Double uPVC double glazed French doors to garden.

### **FIRST FLOOR**

**BEDROOM (2):** 11' 0" x 9' 9" (3.35m x 2.97m) (front) Built in cupboards, coved ceiling

**BEDROOM (3):** 11' 6" x 10' 9" (3.51m x 3.28m) (rear) decorative cast iron fireplace, coved ceiling

**BEDROOM (4) OR NURSERY / STUDY:** 7' 9" x 7' 3" (2.36m x 2.21m)

**BATHROOM:** 8' 6" x 7' 9" (2.59m x 2.36m) Feature panelled bath, mixer taps, telephone hand shower, low flush wc., vanity unit with wash hand basin, tiled walls, tiled floor, extractor, fully tiled shower cubicle with drench and telephone hand showers, heated towel radiator.

### **SECOND FLOOR**

**BEDROOM (1):** 15' 3" x 9' 3" (4.65m x 2.82m) recessed lighting, built in floored eaves storage plus hanging space and extra storage. Double glazed Velux window and large bright dormer window.

**SHOWER ROOM:** 7' 0" x 6' 9" (2.13m x 2.06m) Low flush wc., vanity unit with wash hand basin, tiled floor, half tiled walls, fully tiled shower cubicle with Mira Sport electric, instant heat shower, recessed lighting, extractor, heated towel radiator.

### **OUTSIDE**

Enclosed, sunny patio garden and barbecue area. Enclosed by hedges and fencing. External power point. Water tap

Concrete parking space to front.



Lovely bathroom with bath and shower cubicle



Attractive shower room



Bedroom (1)



Bedroom (2)



Bedroom (3)



Bedroom (4) or Study

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           | MAINS - VARIETY OF SUPPLIERS |
| Mains gas             | MAINS - VARIETY OF SUPPLIERS |
| LPG                   | N/A                          |
| Mains water           | YES                          |
| Cable TV or satellite | VARIETY OF SUPPLIERS         |
| Mobile Telephone      | GOOD COVERAGE                |
| Broadband and speed   | 1800 Mbps 220 Mbps           |

ENERGY EFFICIENCY RATING (EPC)



From 31st October 2024 to 31st March 2025, 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 a 5% override 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 £425,000 if the purchase price is less than £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 2024 /2025 is £1,728.62

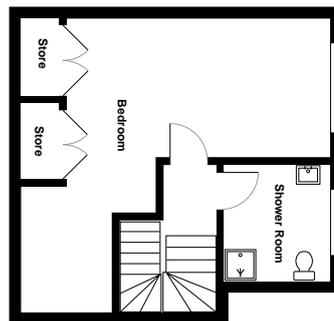
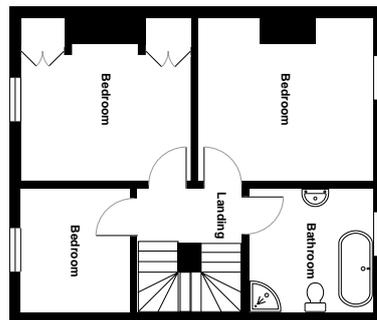
**VIEWING:** By appointment with **RODGERS & BROWNE**.

# Location

Clonlee Drive runs from Upper Newtownards Road through to Dundela Avenue and is parallel to North Road.



# Floor plan



Total Area: 134.8 m<sup>2</sup> ... 1451 ft<sup>2</sup>  
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@rodgersandbrowne.co.uk  
rodgersandbrowne.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.