

RODGERS & BROWNE



26 Invergarry Avenue
Cultra, Holywood, BT18 0ND
offers around £375,000



The Agent's Perspective...

"This is a lovely extended detached bungalow on an easily managed level site with a convenience store, bus stop and train station all nearby. Ballymenoch Park and Seapark are also a short stroll away offering pleasant spaces for gentle exercise and fresh air.

Set back from the main road the bungalow is hidden from the road by a stone wall and enjoys an open outlook over maintained grounds to the front.

The interior is bright, well presented and set off by mature easily managed gardens. There are various areas to sit and relax which can be used to suit most tastes and needs.

Ideal for a professional couple or those wanting to take things a little easier"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

- Extended detached bungalow
- 3 bedrooms 3 reception rooms
- Gas fired central heating
- Bright well presented interior
- Mature easily managed gardens - enclosed to rear
- Level site and level approach
- Convenient to bus stop, train station and convenience store
- Attached garage
- Very popular location set back from main road and overlooking maintained grounds



The property comprises...

GROUND FLOOR

- uPVC double glazed front door to:
- ENTRANCE PORCH:** Tiled floor. uPVC double glazed inner door to:
- ENTRANCE HALL:** Grey ash effect laminate flooring, cloaks space with double sliding mirror doors.
- LIVING ROOM:** 19' 3" x 11' 3" (5.87m x 3.43m) Grey ash effect laminate flooring, large picture window with attractive open outlook, former fireplace (chimney capped but could be reopened). Leading to:
- DINING ROOM:** 16' 9" x 8' 0" (5.11m x 2.44m) Grey ash effect laminate flooring, uPVC double glazed door to patio and rear garden. Door to:
- BRIGHT KITCHEN** 15' 3" x 9' 6" (4.65m x 2.9m) Extensive range of white laminate high and low level cupboards, white roll top worktops, inset 11/2 tub single drainer stainless steel sink unit, mixer taps, vinyl flooring, tiled walls, painted tongue and groove ceiling, breakfast table, Belling under oven, four ring ceramic hob, cooker hood / extractor, Hotpoint fridge and freezer, plumbed for washing machine and space for tumble drier. uPVC double glazed door to patio and rear garden.
- SUN ROOM:** 22' 0" x 12' 6" (6.71m x 3.81m) Grey ash effect laminate flooring, Upvc double glazed semi circular windows looking into rear garden.

REAR HALLWAY:

- BEDROOM (1):** 12' 3" x 10' 0" (3.73m x 3.05m) (into wardrobe recess) Grey ash effect laminate flooring
- BEDROOM (2):** 11' 3" x 10' 3" (3.43m x 3.12m) (rear) Grey ash effect laminate flooring,
- BEDROOM (3):** 10' 6" x 8' 3" (3.2m x 2.51m) Grey ash effect laminate flooring,
- BATHROOM:** 10' 3" x 8' 6" (3.12m x 2.59m) (max) White suite comprising; tongue and groove panelled bath, mixer taps, telephone hand shower, extractor, painted tiled walls, low flush wc., vanity unit with wash hand basin, painted tongue and groove panelled ceiling, vinyl flooring.

REAR HALLWAY: Shelled linen cupboard. Folding ladder access to roofspace.

OUTSIDE

- ATTACHED GARAGE** 20' 9" x 9' 9" (6.32m x 2.97m) Up and over door, light and power, Gas fired central heating boiler.
- Brick pavor driveway and parking space for several cars. Wrought iron entrance gates.
- Mature easily managed gardens to front and enclosed to rear in lawns, flower beds, borders, hedges and fencing. Hexagonal flagged patio. Automatic floodlight, Water tap.

Location: Turn into Whinney Hill then first right and first right again

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.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	54 E	
21-38	F		
1-20	G		

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: Leasehold

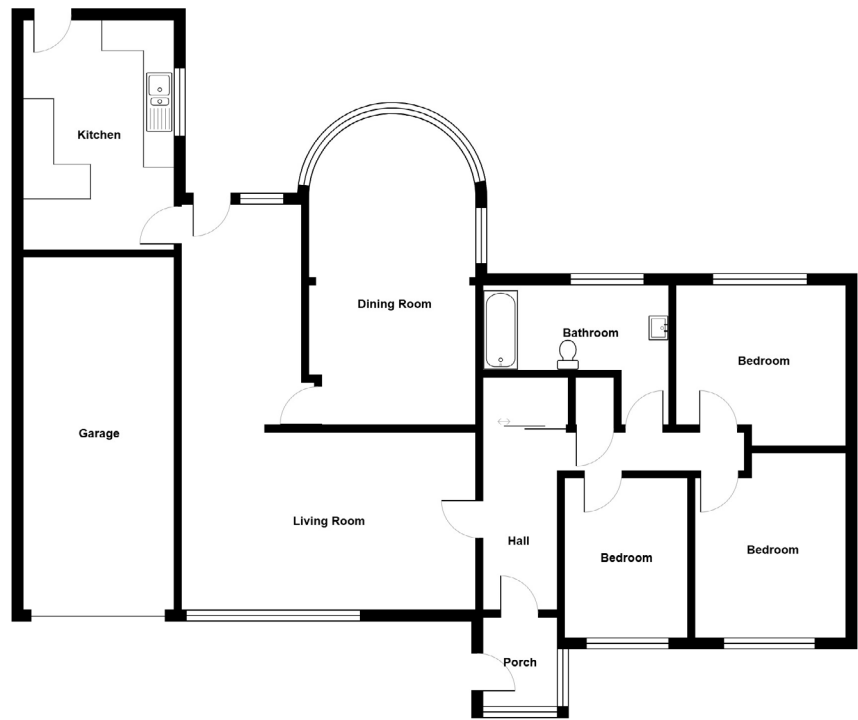
RATES

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 2025 /2026 is c.£ 1,736.03

VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 144.4 m² ... 1555 ft²
All measurements are approximate and for display purposes only



Sales Lettings Property Management

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