



The Agent's Perspective...

"Purchased in 1987 this four bedroom detached property has been a happy family home for nearly 40 years. A great testament to the convenience of the location and the peaceful surroundings.

As the present owner moves on to new beginnings, it provides a great opportunity for the next family to enjoy a practical, easily managed and comfortable home.

Constructed of brick with uPVC windows and uPVC rainwater goods, eaves and soffits installed, there is virtually no annual exterior maintenance required. A new oil fired boiler was installed in 2024 and increased insulation to the roofspace undertaken - the cavity walls were also insulated to minimise heat loss.

A most appealing and practical choice".





Dining room



Living room

The facts you need to know...

Four bedroom detached family home

Quiet end of cul de sac location

Very popular and convenient - close to excellent schools, supermarket and city centre

Belmont Park and CIYMS Sports and Social Club also nearby

uPVC double glazed windows also low maintenance uPVC eaves and soffits

Private mature garden to side and rear

Oil fired central heating with new boiler 2024

Ground floor cloakroom with wc

Bathroom first floor

Detached garage

Cavity wall and roofspace insulation



Oak kitchen



The property comprises...

GROUND FLOOR

OPEN PORCH Leaf pattern glass front door and side panels.

ENTRANCE HALL:

CLOAKS Low flush wc, wash hand basin.

LIVING ROOM: 15' 0" x 12' 10" (4.57m x 3.91m)
Tiled fireplace and hearth.

DINING ROOM: 12' 10" x 11' 4" (3.91m x 3.45m)

OAK KITCHEN 13' 9" x 8' 6" (4.19m x 2.59m)
Extensive range of oak high and low level cupboards, laminate worktops, breakfast bar, inset one and a half tub single drainer stainless steel sink unit with mixer tap, Hotpoint double oven, four ring ceramic hob, cooker canopy, worktop lighting, tiled floor, tiled walls, plumbed for dishwasher and washing machine, oak effect panelled ceiling, recessed lighting. uPVC double glazed door to outside.



Bedroom (1) with built in furniture

Staircase to:

LARGE LANDING

BEDROOM (1): 13’ 0” x 11’ 6” (3.96m x 3.51m)
Extensive range of built-in wardrobes, built-in cupboards and beside drawers. View into rear garden.

BEDROOM (2): 12’ 10” x 8’ 0” (3.91m x 2.44m)

BEDROOM (3): 9’ 6” x 6’ 10” (2.9m x 2.08m) Views to Belfast Lough.

BEDROOM (4): 11’ 10” x 7’ 0” (3.61m x 2.13m)

BATHROOM: Ivory suite comprising panelled bath with mixer tap and telephone hand shower, low flush wc, pedestal wash hand basin, tiled walls. Access to roofspace.

LANDING shelved hotpress with lagged copper cylinder Willis water heater.

OUTSIDE

DETACHED GARAGE: 19’ 0” x 9’ 9” (5.79m x 2.97m)
Up and over door. Light and power.

Concrete driveway. Boiler house with oil fired central heating boiler 2024.

uPVC oil tank. Water tap.

Gardens to front, side and rear in lawns, flowerbeds, shrubs, fencing and mature trees.

Aluminium greenhouse. Patio to rear.



Bedroom (2)



Bedroom (3)



Bedroom (4)

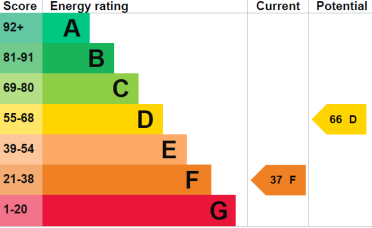


Bathroom

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	N/A
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	LIMITED COVERAGE INDOOR - USE WIFI
Broadband and speed	1800 Mbps 220 Mbps

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. 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 2025 /2026 is c. £2,302.32

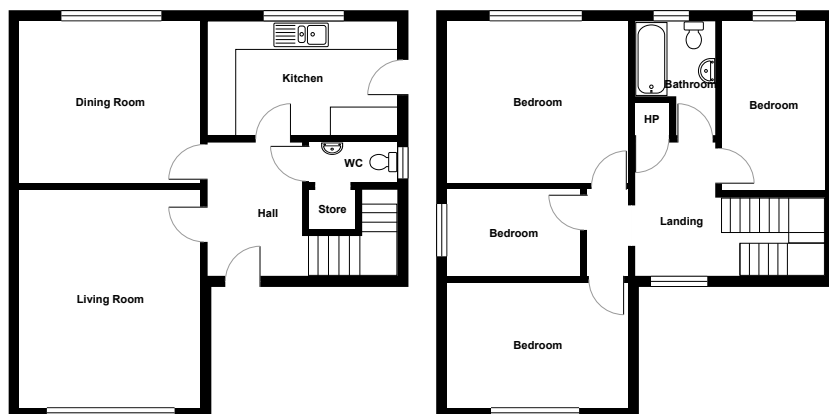
VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Turn into Quarry Road off Old Hollywood Road, Glen Ebor Park is on lefthand side.



Floor plan



Total Area: 111.9 m² ... 1205 ft²

All measurements are approximate and for display purposes only

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