

RODGERS & BROWNE



47 Croft Road
Holywood BT18 0PR

offers over £350,000



The Agent's Perspective...

"Located 'above' Holywood town, this three-bedroom detached bungalow enjoys a sunny situation within a short walk of green countryside.

With an open outlook to Ballymenoch Road to the front and with a sheltered garden to the side and rear, the bungalow enjoys a good level of privacy.

Although anything can be delivered these days, the property is only a short distance from shops in Holywood town centre, Holywood Exchange, Sainsbury's and Tesco supermarkets.

The bungalow has three bedrooms, two reception rooms and a conservatory to the rear. There would be potential for some updating or extension if required - although many will feel it is ideal 'as is'.

Make an arrangement to view today"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



The facts you need to know...

Attractive detached bungalow

Three bedrooms, two receptions

Open outlook to front

Short walk to hills of Brown's Brae and countryside

Level site with easily managed gardens and sunny aspect to rear

uPVC double glazing

uPVC eaves and soffits

Oil fired central heating

Parking for several cars and turning space

Detached garage

Conservatory



The property comprises...

OPEN PORCH uPVC double glazed front door and side panels.

ENTRANCE HALL: Cloaks cupboard.

LIVING ROOM: 17' 9" x 11' 0" (5.41m x 3.35m) Fireplace in Scrabo stone with heather brown tiled hearth, Stovax glazed fronted fire, recessed lighting, picture window with open outlook to Ballymenoch Road. Glass pane door to:

DINING ROOM: 9' 6" x 7' 10" (2.9m x 2.39m) Open to:

KITCHEN: 10' 6" x 9' 9" (3.2m x 2.97m) Range of shaker style high- and low-level cupboards, laminate worktops, single drainer stainless steel sink unit with mixer tap, Hotpoint double oven, ceramic hob, cooker hood, Samsung washing machine, dishwasher, pantry cupboard.

UPVC DOUBLE GLAZED CONSERVATORY: 13' 3" x 11' 0" (4.04m x 3.35m) Heat, light and power. Tiled floor. uPVC double glazed door to garden.



FIRST FLOOR

BEDROOM (1): 11' 0" x 10' 6" (3.35m x 3.2m) Vanity unit, wash hand basin.

BEDROOM (2): 11' 0" x 10' 9" (3.35m x 3.28m)

BEDROOM (3): 10' 3" x 7' 9" (3.12m x 2.36m)

BATHROOM: 6' 4" x 5' 6" (1.93m x 1.68m) White suite comprising panelled bath with telephone hand shower over, shower screen, low flush wc, vanity wash hand basin, fully tiled walls, fully tiled shower, chrome heated towel radiator, extractor fan. Hotpress lagged copper cylinder immersion heater.

OUTSIDE

DETACHED GARAGE: Up and over door.

Tarmac driveway with parking and turning space for several cars.

Oil tank. Oil fired central heating boiler. Water tap.

Enclosed rear garden in lawns and fencing. Southerly, sunny aspect. Garden store.



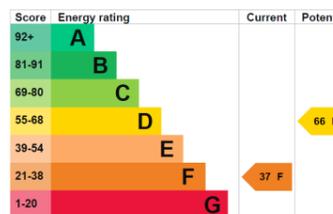
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

| | 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 | NOT INSTALLED |
| LPG | NOT INSTALLED |
| Mains water | YES |
| Cable TV or satellite | VARIETY OF SUPPLIERS AVAILABLE |
| Mobile Telephone | LIMITED COVERAGE - USE WIFI |
| Broadband and speed | DOWNLOAD 1800 Mbps UPLOAD 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. £1,907.60

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

Location

Right hand side of Croft Road opposite Ballymenoch Road junction.



Floor plan



Total Area: 97.7 m² ... 1051 ft²

All measurements are approximate and for display purposes only

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&
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