

RODGERS & BROWNE

HOUSE AND SITE

57 Cherryhill Road
Dundonald BT16 1JL

offers around £195,000



The Agent's Perspective...

"Those in the building industry will appreciate the appeal of this easily managed refurbishment and new build opportunity.

Sold as one lot, the existing house will require modest refurbishment (with a potential return) and this will provide the resources to develop the side garden which has outline planning permission for one detached house.

Being close to the Ulster Hospital, Asda, other shops and being on the Glider route into Belfast, the location has repeatedly proved to be a popular choice for home owners. There is also a strong demand for rentals if that is your plan to add to a portfolio".



Adjoining building site included with Outline planning permission for one detached dwelling ref: LA05/2024/0340/O Passed 14th April 2025

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Two bedroom semi- detached property with adjoining building site

Intersting and manageable development opportunity

Very popular and convenient location close to Ulster Hospital and Stormont buildings

Refurbish and resell to fund new build project

Off street parking for both

Corner site

Existing house has gas fired central heating and uPVC double glazing

Possible appeal to extended family



Living room with period style fireplace



Kitchen and dining space with French doors to garden and outside



Bedroom (1)



Rear garden

The property comprises...

GROUND FLOOR

uPVC front door to:

LIVING ROOM

12' 9" x 11' 0" (3.89m x 3.35m)

Laminate flooring. Period style cast iron fireplace

KITCHEN / DINING ROOM

16' 0" x 9' 3" (4.88m x 2.82m)

Extensive range of high and low level cupboards, stainless steel sink unit with mixer taps, stainless steel cooker canopy, under oven, plumbed for washing machine, gas fired central heating boiler, space for dining table and chairs, double French doors to rear garden and outside.

BEDROOM (1)

12' 9" x 11' 0" (3.89m x 3.35m)

Plus wardrobe recess.

BEDROOM (2)

9' 0" x 8' 9" (2.74m x 2.67m)

BATHROOM

White suite, panelled bath, mixer taps, telephone hand shower, pedestal wash hand basin, low flush wc, tiled walls, Shelved linen cupboard.

Roof space storage.

OUTSIDE

Parking space

Garage (to be demolished)

Gardens to front, side and rear in grass and hedges.

Location

Corner of Cherryhill Road and Canberra Park.

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)

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. £ 818.82

VIEWING

By appointment with **RODGERS & BROWNE**.

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&
BROWNE**

RODGERSANDBROWNE.CO.UK

Sold
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Sales Lettings Property Management

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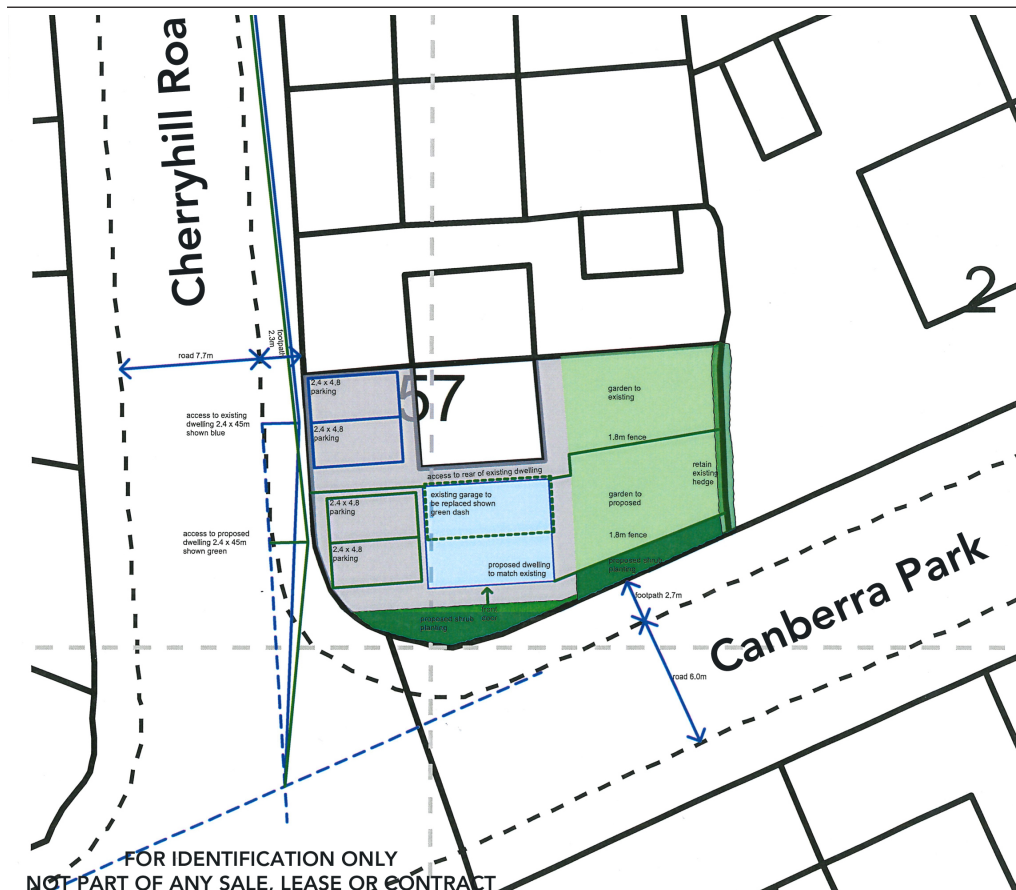
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Disclaimer

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.



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