

RODGERS & BROWNE



13 East Link, Abbey Ring,
Holywood, BT18 9PT

offers around £159,950



The Agent's Perspective...

"Located in a very popular and convenient situation, this extended mid terrace house is sure to be a popular choice.

Offering four bedrooms (one on ground floor with adjacent shower room) there are opportunities for not only those buying their first home but also those wishing to downsize.

Within a pleasant walk of Holywood town centre alongside Sullivan school, there is also a bus stop nearby.

Set off by sunny enclosed rear gardens this is an attractive and practical opportunity - don't miss it! "



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Extended to rear to offer four bedrooms - one on ground floor

Mid townhouse with enclosed rear garden with sunny aspect

Very popular and convenient location

uPVC double glazing

Gas fired central heating

Bright kitchen with good range of cupboards

Very popular and convenient location

Ideal first purchase, downsize or possible rental investment

Pleasant walk into Hollywood

Also bus stop nearby



Kitchen leading to rear garden



Bedroom 2



Ground floor bedroom (1)

The property comprises...

GROUND FLOOR

uPVC front door with double glazed side panels.

ENTRANCE HALL: Laminate flooring.

LIVING ROOM: 13' 0" x 12' 0" (3.96m x 3.66m)
Into square bay window. Fireplace, tiled inset and hearth.

KITCHEN: 12' 10" x 10' 6" (3.91m x 3.2m)
Extensive range of high and low level cupboards, laminate worktops, tiled floor, part tiled walls. Gas fired central heating boiler. Double doors to shelved hotpress with lagged copper cylinder immersion heater. uPVC double glazed door to rear garden.

REAR HALLWAY: Laminate flooring. Two built-in wardrobes.

BEDROOM (1): 10' 0" x 9' 9" (3.05m x 2.97m)
Laminate flooring.

SHOWER ROOM: 7' 9" x 5' 9" (2.36m x 1.75m)
Easy access thermostatically controlled shower, pedestal wash hand basin, low flush wc, fully tiled walls, extractor fan.

FIRST FLOOR

BEDROOM (2): 13' 0" x 10' 9" (max) (3.96m x 3.28m)
Built-in wardrobes. Laminate flooring.

BEDROOM (3): 10' 9" x 9' 3" (3.28m x 2.82m)
Built-in wardrobes. Laminate flooring. Views to Redburn Hills.

BEDROOM (4): 10' 9" x 6' 9" (3.28m x 2.06m)
Laminate flooring.

OUTSIDE

Shared bin access to side with number 11.

Small garden to front in grass sheltered by hedges. Sunny rear garden in grass enclosed by hedges and fencing.

Location

From Belfast Road Hollywood turn into Abbey Ring to the side of Sullivan School, then fourth right is East Link. House is on right hand side.

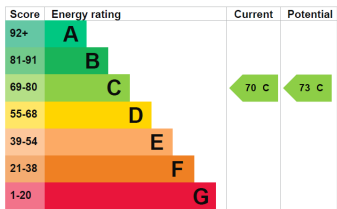
Additional information

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

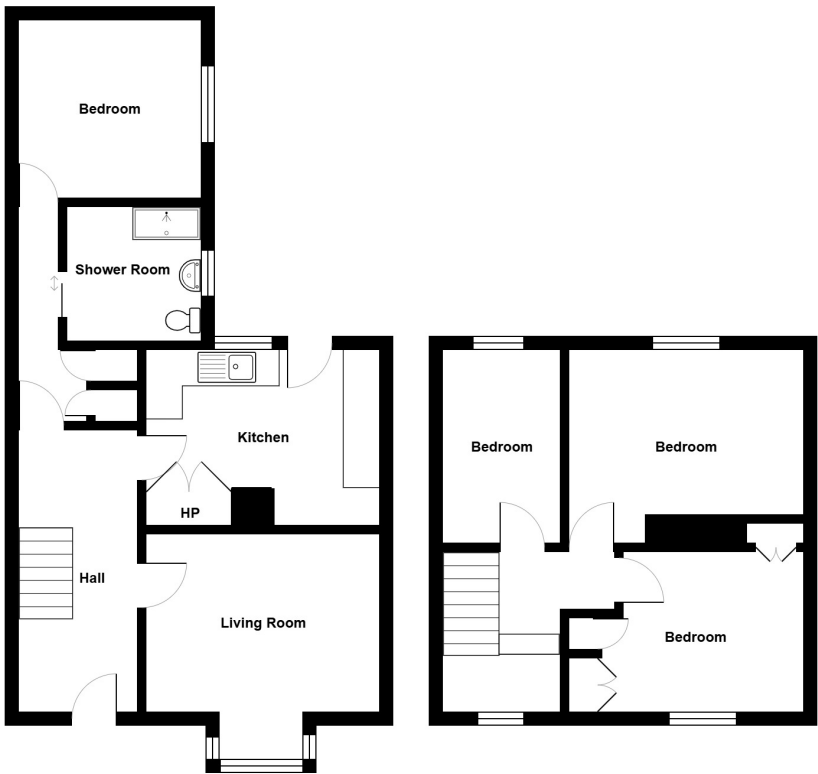
Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who 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: Freehold

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. £763.04



**Sales
Lettings
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EXPERIENCE | EXPERTISE | RESULTS

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