

**RODGERS
&
BROWNE**

SALE AGREED

'Castle Cottage' 16 Killynether Road
Newtownards, BT23 4SW

offers around £225,000



THE AGENTS PERSPECTIVE...

This is a real 'roses-around-the-door' cottage surrounded by beautiful rolling Co.Down countryside and overlooking a freshwater pond to the rear - yet is only a few minutes from Newtownards town centre.

The cottage has the real character and charm of the original article which is so hard to replicate. There are three bedrooms, comfortable living room with vaulted ceiling, cosy fireplace and sun room to the rear. The 'country' kitchen has plenty of cream shaker style cupboards and space for a dining table. There is also a separate utility room, bathroom and en suite shower room.

An interesting dimension is the outbuildings which could be used as stables, stores, workshop or studio.

A truly charming place to live.

76 High Street, Holywood, BT18 9AE

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THE FACTS YOU NEED TO KNOW...

Three bedrooms two reception rooms

Country kitchen with cream shaker style cupboards and space to dine

Charming, quaint cottage

Beautiful, rural surroundings only minutes from Newtownards town centre and easy commuting distance of Belfast

Bathroom and en suite shower room

Stables or stores possible studio or workshop

Overlooking fresh water pond to rear

Oil fired central heating

Timber double glazed sash windows

Easily maintained gardens and large flagged sun terrace

Parking for several cars, boat, caravan, horse box or motor home

Delightful place to live and relax

Close to Scrabo Golf Club, Scrabo Country Park and Scrabo Tower



Drawing Room



Range cooker and extractor



Kitchen



Master Bedroom



Bedroom Two



Ensuite Shower Room



Stables

The Property Comprises...

GROUND FLOOR

Half stable door to Entrance Porch, inner door to:

LIVING ROOM 17'3" x 13'9" (5.26m x 4.19m) Feature vaulted ceiling, traditional fireplace with cast iron inset and pine surround, inset bottled gas fire.

COUNTRY KITCHEN 17'0" x 13'9" (5.18m x 4.19m) Inset twin enamel sink units, mixer taps, extensive range of cream shaker style high & low level cupboards, hardwood butchers block work tops, tiled floor, recessed lighting, dishwasher, Rangemaster cooker, black cooker canopy with extractor, space for dining table and chairs.

UTILITY ROOM 8'9" x 8'0" (2.67m x 2.44m) Single drainer stainless steel sink unit, mixer taps, range of high & low level cupboards, plumbed for washing machine, tiled floor, recessed lighting, hardwood multi-locking door to outside.

CLOAKS CUPBOARD Separate shelved Hot press.

Hardwood multi point locking door to:

SUN ROOM 15'9" x 7'3" (4.8m x 2.21m) uPVC double glazing, pine tongue and groove ceiling, quarry tiled floor, uPVC double glazed door to garden and terrace.

BEDROOM (1) 14'0" x 9'6" (4.27 x 2.9m) Built in wardrobes, recessed lighting, archway to:

DRESSING ROOM 6'6" x 4'6" (1.98m x 1.37m) Built in wardrobes, full length sliding mirror doors.

EN SUITE SHOWER ROOM 6'9" x 6'3" (2.06m x 1.91m) Low flush wc., floating wash hand basin, tiled walls, tiled floor, fully tiled shower cubicle, heated towel rail, recessed lighting, extractor.

BEDROOM (2) 12'0" X 9'6" (3.66m x 2.9m) Plus built in wardrobes, laminate flooring.

BEDROOM (3) 15'3" x 10'0" (4.65m x 3.05m)

BATHROOM 11'9" x 5'6" (3.58m x 1.68m) White suite comprises, panelled bath, mixer taps, pedestal wash hand basin, low flush wc., mostly fully tiled walls, extractor, tiled floor, recessed lighting, fully tiled shower cubicle.

ROOFSPACE Floored, insulated, storage.

OUTSIDE

Walled forecourt garden in lawns. Enclosed garden to rear in lawns, planting and large terrace. Lovely views to rear to Scrabo Country Park over a natural fresh water pond. Double entrance gates, parking for several cars, boat, caravan, horse box.

STABLE BLOCK Light, water and power. Could also be used as stores, studio or workshop.

LOCATION

Turn off main Belfast to Newtownards A20 onto Ballyrainey Road. Take first left onto Killynether Road and Castle Cottage is approx 3/4 mile on left hand side.

NOTE Please refer to important note about this property relating to the leasehold interest held by the National Trust (see additional information in this brochure).

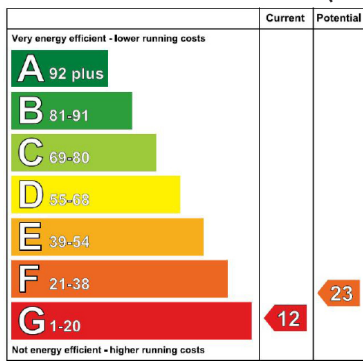
Additional Information

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)



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: **IMPORTANT NOTE**

The property is held on lease from National Trust for 101 years from 27 January 1988 at an annual rent of £1.00. Under present legislation, The Leasehold (Enlargement and Extension) Act (Northern Ireland) 1971 provides that an application to extend the lease for a period of not more than 50 years after 1 November 2082 may be made thereby extending the lease to 2137 at a 'fair modern ground rent'. **Please seek legal advice before making an offer to purchase.**

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 2017/2018 is £1428.00

VIEWING

By appointment with **RODGERS & BROWNE**.

FLOORPLAN



Total area: approx. 133.2 sq. metres (1433.9 sq. feet)
 For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Plan produced using PlanUp.

16 Killyneather Road, Newtownards

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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.