



THE AGENT'S PERSPECTIVE

"This is an attractive, practical, red brick detached bungalow on a basically level site, which backs on to Ballymenoch Park. Located in a quiet cul-de-sac with such a delightful asset at the back door, the bungalow offers great privacy from the rear garden and large, timber sun deck and barbecue area.

The accommodation can be used in a variety of ways to suit individual needs with up to four bedrooms and three reception rooms available. The kitchen is generous enough to facilitate casual dining and opens in to a double-glazed conservatory which in turn leads to the totally private, sheltered sun deck.

The bathroom has a white suite with bath and shower cubicle and there is also a separate shower room.



Ideal for those downsizing or wishing to acquire more space on a manageable scale, this is a great opportunity"

THE FACTS YOU NEED TO KNOW...

Four bedrooms three reception rooms

Private, mature screened site with easily managed gardens

Large timber sun deck and barbecue area

Generous kitchen with space to dine

Quiet cul-de-sac backing onto Ballymenoch Park

Lovely walk through the Park to Seapark and sea shore

Bathroom with white suite, bath and shower cubicle - also, separate shower room

Oil fired central heating

Very popular and convenient location

Double glazing

Attached garage



Kitchen with dining space opening into conservatory



Family room



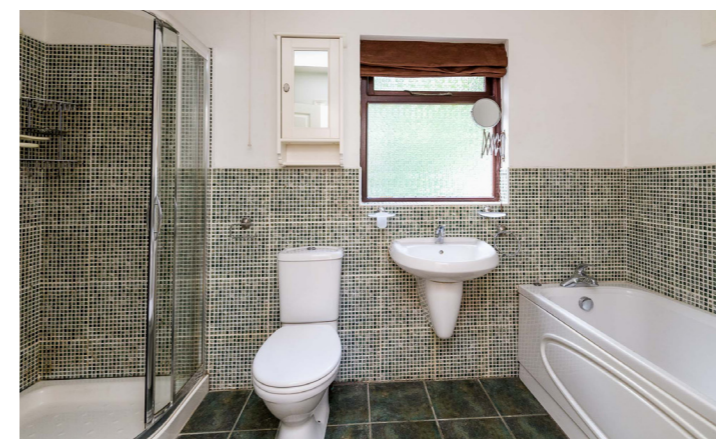
Drawing room



Conservatory to sun deck



Shower room



Bathroom with bath and shower cubicle

The Property Comprises...

Ground Floor: Glass pane hardwood front door with double glazed side panels to:

ENTRANCE HALL: Timber flooring

CLOAKROOM: Hanging space

DRAWING ROOM: 20' 0" x 11' 9" (6.1m x 3.58m) Feature period-style fireplace, pine surround, cast iron and tiled inset, gas fire

FAMILY ROOM: 20' 9" x 19' 6" (6.32m x 5.94m) max. Vaulted ceiling, twin double-glazed Velux windows, recessed lighting, feature brick fireplace and hearth, laminate flooring, built in cupboard, double uPVC double glazed doors to timber sun deck and barbecue area.

OFFICE / STUDY OR BEDROOM 4: 10' 0" x 7' 3" (3.05m x 2.21m) Laminate flooring

KITCHEN WITH DINING AREA: 19' 6" x 11' 9" (5.94m x 3.58m) 1 1/2 tub, single drainer stainless steel sink unit, mixer taps, Belling double oven, 5 ring stainless steel hob, stainless steel cooker canopy, tiled floor, plumbed for dishwasher, space for dining table and chairs, double glazed doors to:

CONSERVATORY: 10' 0" x 10' 0" (3.05m x 3.05m) Hardwood double glazed, ceramic tiled floor, double doors to sun deck and barbecue area

BEDROOM (1): 11' 9" x 10' 0" (3.58m x 3.05m) (front) including extensive range of built in wardrobes, laminate flooring

BEDROOM (2): 10' 9" x 10' 0" (3.28m x 3.05m) (front) including built in wardrobes and built in cupboards, laminate flooring

BEDROOM (3): 9' 3" x 9' 3" (2.82m x 2.82m) (rear) plus built in wardrobe, laminate flooring

BATHROOM: 11' 0" x 5' 9" (3.35m x 1.75m) White suite - panelled bath, mixer taps, floating wash hand basin, low flush wc., 1/2 tiled walls in mosaic tiles, tiled floor, recessed lighting, extractor fan, fully tiled corner shower cubicle with Mira Sport instant heat shower.

HALLWAY: Hot Press with lagged copper cylinder and Willis water heater.

SHOWER ROOM: Low flush wc., floating wash hand basin, chrome heated towel rail, tiled floor, fully tiled corner shower cubicle with Aqualisa instant heat shower. Recessed lighting and extractor

REAR HALLWAY: uPVC double glazed door to rear garden and garage.

OUTSIDE

ATTACHED GARAGE: 20' 0" x 10' 9" (6.1m x 3.28m) Up and over door, light, power, oil fired central heating boiler, plumbed for washing machine, personnel door to rear garden.

Tarmac driveway and parking for several cars

GARDENS: Easily managed gardens to front, side and rear in lawns, shrubs, borders, mature trees providing excellent privacy.

Large timber sun deck and barbecue area

uPVC oil tank. Outside tap.

LOCATION:

Diagonally opposite Victoria Road on Croft Road, turn in to Woodlands and Croft Park is at the far end.

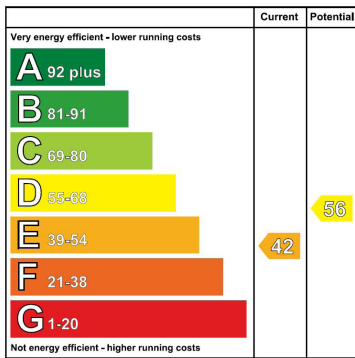
Additional Information

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 2018 /2019 is approximately £1808.00

VIEWING

By appointment with **RODGERS & BROWNE**.

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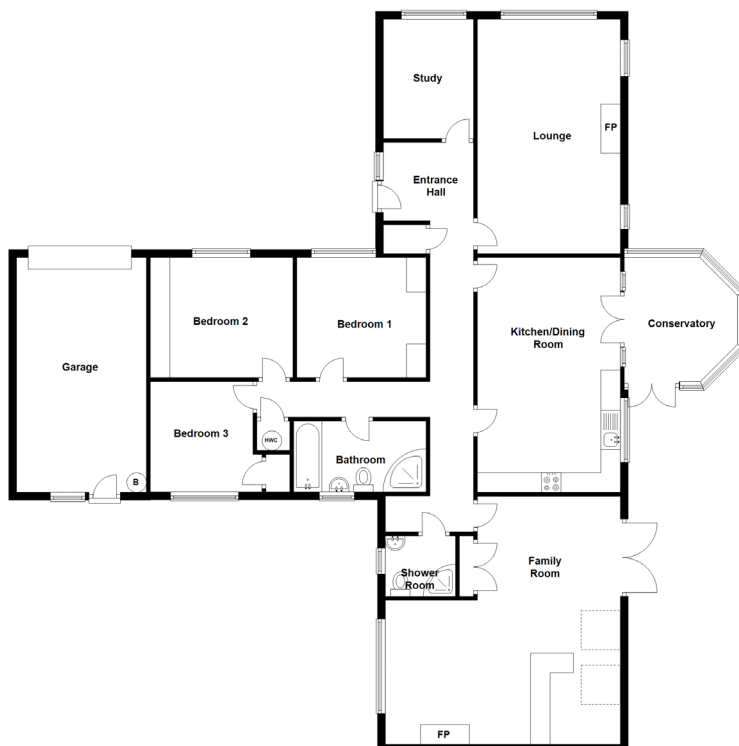
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Disclaimer

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Ground Floor
Approx. 156.3 sq. metres (1682.3 sq. feet)



Total area: approx. 156.3 sq. metres (1682.3 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 PlanIt.