

RODGERS & BROWNE

22 Orpins Mill Road
Ballyclare, BT39 0SX

offers around £199,950



THE OWNERS PERSPECTIVE...

I have always felt so privileged to live in such a quaint and rustic cottage that is full of character. It has been versatile and adaptable with lots of outside storage space. The area is so peaceful and there is nothing I love more than to enjoy the private outside space to the back of the cottage that captures the sunlight all day long.

It has been a joy to live here and make it my home over the past five years.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Drawing room



Drawing room



Dining room

THE FACTS YOU NEED TO KNOW...

A charming period semi detached cottage situated in a beautiful and peaceful setting

Drawing room with feature fireplace and beam ceiling

Dining room with wood burner stove and beam ceiling

Cottage style kitchen with integrated appliances

Three double bedrooms

Contemporary shower room

Large, south facing and easily maintained rear garden

Detached double garage and separate utility room with games room/play room or office above

Outside storage housing with original feature stone wall

Oil fired central heating

PVC double glazed windows

Beautiful rural location within a few minutes drive to Ballyclare town centre



Kitchen



Shower room

The Property Comprises...

Ground Floor

Gothic style timber door to:

ENTRANCE PORCH

Ceramic tiled floor.

DRAWING ROOM

16' 3" (at widest point) x 14' 7" (4.95m x 4.44m)

Solid oak flooring, cast iron fireplace with tiled inset, cast iron surround and hearth, beam ceiling, built in shelving.

DINING ROOM/FAMILY ROOM

16' 6" x 12' 9" (at widest point) (5.03m x 3.89m)

Solid oak flooring, wood burning stove with solid beam mantle, tiled inset and tiled hearth, beam ceiling, staircase to first floor.

KITCHEN

17' 3" (at widest point) x 9' 11" (5.26m x 3.02m)

Cottage style cream wooden cupboards, granite worktop, Belfast sink with mixer tap, built in Schott ceramic hob, built in Belling eye level double oven, integrated fridge/freezer, integrated Neff dishwasher, tiled floor, low voltage lighting, PVC back door.

SHOWER ROOM

5' 10" x 5' 6" (1.78m x 1.68m)

White suite comprising low flush wc, wall hung basin sink, tiled shower cubicle, Aqualisa electric shower, tiled walls, tiled floor, chrome heated towel rail, extractor fan.



Master bedroom

First Floor

LANDING

Solid timber flooring.

MASTER BEDROOM

13' 9" x 16' 6" (4.19m x 5.03m)

Solid oak flooring, velux roof light.

BEDROOM (2)

16' 11" x 11' 10" (at widest point) (5.16m x 3.61m)

Solid timber flooring.

BEDROOM (3)

13' 6" x 13' 1" (at widest point) (4.11m x 3.99m)

Solid timber flooring, velux roof light.

WC

White low flush wc, solid oak flooring, extractor fan.

Outside

STORAGE HOUSING

12' 10" x 12' 0" (3.91m x 3.66m)

Light and power.

DETACHED DOUBLE GARAGE

17' 10" x 17' 1" (5.44m x 5.21m)

Light and power.

UTILITY ROOM

17' 4" x 9' 5" (5.28m x 2.87m)

Belfast sink with mixer tap, wooden effect cupboards, granite drainer, plumbed for washing machine, oil fired central heating boiler.

Concrete steps to room above garage:

GYM/PLAYROOM/GAMES ROOM

Three velux roof lights.

Outside light. Outside tap. Outside power point. PVC oil tank.



Bedroom two



Bedroom three



Utility room



Gym/Playroom/Games room

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 rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	57	65
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

NB* Under the terms of the Estate Agency Act we are obliged to advise purchasers that the property is owned by a family member related to RODGERS & BROWNE

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 2018/2019 is £1,368.00 per annum.

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling through Ballyclare town centre taking the Rashee Road out of the town, continue along until reaching The Five Corners junction, taking a left onto the Springvale Road. Passing Ballyclare Golf Club on your right continue onto Orpins Mill Road, coming over the stone bridge taking a sharp right bend number 22 is the last cottage on the right hand side.



Floorplan



Total area: approx. 126.3 sq. metres (1359.1 sq. feet)
For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plans all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanIt.
22 Orpinsmill Road, Ballyclare

RODGERS & BROWNE

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