

RODGERS & BROWNE



'Kylemore', 62 Cherryvalley Park,
Belfast, BT5 6PN

offers over £525,000



KYLEMORE



THE AGENTS PERSPECTIVE...

This new build detached property will make the perfect setting for any owner seeking a comfortable, quiet and modern home in the tranquil setting of Cherryvalley Park. Designed with practical space and layout in mind this house will adapt perfectly to many buyers needs.

Located in an idealic setting of Cherryvalley Park this property is within walking distance of nearby Ballyhackamore and is close to shops, local amenities as well as being serviced by a number of bus routes.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

THE FACTS YOU NEED TO KNOW...

Attractive modern detached home
c.1,800 sq.ft

Open plan living/kitchen/dining

Three bedrooms

Bathroom & ensuite

Select your own kitchen and utility
room fittings

Choice of floor tiles in living/kitchen/
dining area, bathroom and ensuite

Wood burning stove

Gas fired central heating

Gardens laid in lawns with paving to
amenity areas

Very popular and convenient location

10 Year warranty

* Details on request. May be subject to change



HIGH SPECIFICATION

KITCHEN & UTILITY ROOM

Choice of high quality units with choice of door, stone worktop and handle (or handleless)
Integrated appliances to include ceramic hob, electric oven, fridge/freezer and dishwasher
Integrated washing machine and tumble dryer in utility room
Feature lighting to kitchen
Recessed down lighters to ceilings where applicable

BATHROOM & ENSUITE

Contemporary white sanitary ware with chrome fittings
Chrome finished towel radiator in the main bathroom and ensuite
Shower cubicles with glass screens will be fitted in the bathroom and ensuite
Recessed down lighters to ceilings

FLOOR COVERINGS & TILING

Tiled floors to kitchen / living / dining area, bathroom and ensuite
Tiling to wet areas within bathroom and ensuite
Full height tiling to shower enclosures

CARPETS

A choice of carpet with quality underlay is provided to stairs/landing and all bedrooms

INTERNAL FEATURES

Internal wall and ceilings painted
Solid wood newel posts and handrails with balustrades
4" chamfered edge skirting and 4" MDF architrave painted
Modern internal doors with quality brushed steel ironmongery
Gas/electric fire or wood burning stove (£2000 PC Sum allowance for supply and fit)
Mains supply smoke and carbon monoxide detectors
A generous provision of power points is provided throughout the house. This includes feature down lighting in the living and kitchen area. TV points are provided in all bedrooms and a telephone point is installed beside the living room TV point.
Wiring for future satellite point.
Gas fired central heating

EXTERNAL FEATURES

All gardens topsoiled and seeded
Feature pebble drive in grid system
Paved areas to outside amenity areas
Double glazed windows in uPVC frames
Composite front door and Aluminium screens to kitchen/dining
Outside water tap
Feature external lighting to driveway and entrance front & back door and side screens



The Property Comprises...

THE PROPERTY COMPRISES:

First Floor

LIVING / KITCHEN / DINING 30' 1" x 25' 2" (9.17m x 7.67m)

BEDROOM (2): 14' 10" x 12' 0" (4.52m x 3.66m)

BEDROOM (3): 11' 11" x 11' 1" (3.63m x 3.38m)

BATHROOM: 9' 0" x 6' 10" (2.74m x 2.08m)

UTILITY ROOM: 7' 2" x 7' 2" (2.18m x 2.18m)

Second Floor

MAIN BEDROOM 18' 4" x 12' 7" (5.59m x 3.84m)

ENSUITE SHOWER ROOM: 9' 10" x 8' 6" (3m x 2.59m)

DRESSING ROOM: 11' 9" x 4' 7" (3.58m x 1.4m)

LOCATION: Turn off Knock Road into Cherryvalley and Cherryvalley Park is third on right hand side. This site is situated behind No 62 which is on left hand side approximately 200 yards heading towards Shandon Park.

Additional Information

ENERGY EFFICIENCY RATING (EPC)

To be assessed

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.

STAMP DUTY



Until the 30th June 2021, property purchased up to £500,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a

second home, in which case the 3% override will still apply. Homes sold in excess of £500,000 will pay SDLT but the savings made up to that threshold will still apply. This equates to a saving of **£15,000** on £500,000. A good time to move! Please contact your own legal adviser with any queries.

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 2021 /2022 is to be assessed

VIEWING

By appointment with **RODGERS & BROWNE**.



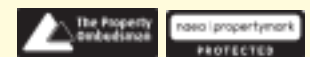
**Sales
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EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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. Computer generated images are for illustrative purposes only. Materials and finishes used may differ from those shown.



GROUND FLOOR

KYLEMORE



FIRST FLOOR

KYLEMORE

